

Request for Proposal

FOR

Architectural Services

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Solicitation File Number: RFP 000105	Inquiries: Ryan Lemay Procurement Officer rlemay@cmhc-schl.gc.ca
Originating Department: Granville Island	

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Ce document est disponible en français sur demande

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1 SECTION 1 GENERAL INFORMATION

1.1 Overview of Section 1

The purpose of this Section is to provide general information about Canada Mortgage and Housing Corporation (CMHC) and this Request for Proposal (RFP). All capitalized terms in this document have the meaning ascribed to them within the RFP document, the draft agreement, or in certain cases, are terms that are in commonly usage at CMHC.

1.2 Introduction and Scope

CMHC wishes to enter into an Agreement with a vendor(s) (hereafter referred to as the “Proponent(s)”) for the purpose of providing general architectural and related consulting services for various projects on Granville Island, Vancouver, British Columbia. The Proponent will act as the Prime Consultant and Lead Design as needed for various projects.

This Agreement is anticipated to have a term of up to five (5) years. The anticipated value of the service is not expected to exceed \$7,350,000.00 CDN including all applicable taxes and fees.

By issuing this RFP and accepting proposals, CMHC assumes the obligation of conducting the process in a fair and transparent manner. CMHC has no obligation to procure any services, or to compensate any Proponent for work done other than as may be set out in a written contract with that Proponent.

1.3 CMHC Background

CMHC is the Government of Canada’s National Housing Agency, with a mandate to help Canadians gain access to a wide choice of quality, affordable homes. It is a Crown corporation, with a Board of Directors, reporting to Parliament through the Minister of Families, Children and Social Development, and Minister responsible for Canada Mortgage and Housing Corporation, the Honourable Ahmed Hussen.

The administration, management and control of the revitalization of Granville Island was transferred to CMHC by Order-in-council in 1972, as CMHC was already deeply involved in innovative housing development in the area and it had experience in urban renewal and the skilled resources necessary to carry out the challenge. A comprehensive Company profile of CMHC can be found at www.cmhc-schl.gc.ca

1.4 Purpose of Request for Proposal

CMHC uses an RFP to describe its requirements, ask suppliers for their proposed solutions, describe the criteria which will be used in evaluating proposals and selecting a lead Proponent, and outline the terms and conditions under which the successful Proponent will operate or supply goods and/or services. By submitting a proposal, Proponents agree to be bound by the terms of this RFP, and the terms of the proposal that they submit.

In this RFP process, proposals and Proponents are evaluated in terms of ability to satisfy the stated requirements, while providing best value to CMHC with respect to its requirements.

1.5 Service Providers Database

CMHC utilizes the Supplier Information (SI) database, maintained by **Public Works and Government Services Canada** as the Official CMHC source list.

Proponents should be registered with Public Works and Government Services Canada prior to submitting a proposal. The Procurement Business Number (PBN) provided by this registration must be included with your proposal. If Proponents are not registered and wish to do so, please access <https://buyandsell.gc.ca/for-businesses/selling-to-the-government-of-canada/register-as-a-supplier>

1.6 Schedule of Events

The following schedule summarizes significant target dates for the RFP process. These dates are objectives only, and they may be changed by CMHC at its sole discretion. They shall not be considered terms or conditions under which the RFP will be conducted.

Date (2020)	Activities
January 7	Request for Proposal issued
January 17	Deadline for Proponent's to confirm attendance for the Mandatory Site Visit (5:00 PM PST)
January 21	Mandatory Proponent Site Visit (1:00 PM PST)
January 23	Deadline for questions (5:00 PM PST)
January 27	Deadline for issuing addenda (answers to questions)
February 10	Submission Deadline (11:00 AM PST)
March	Evaluation - Selection of Short List Proponents
April	Presentations/Interviews
April	Evaluation - Selection of lead Proponent
April	Agreement award and finalization with lead Proponent
April	Announcement of successful Proponent
As Requested	Debriefing to unsuccessful Proponents

1.7 Mandatory Requirements

Throughout this RFP, certain requirements are identified as mandatory. Compliance with mandatory requirements will be assessed by CMHC in its sole discretion. A mandatory requirement is defined as:

- a minimum standard that a proposal must meet in order to be considered for further evaluation;
- a requirement that must be met in order for the Proponent to substantially comply with the requirements of the RFP; and

- a term that must be included in any Agreement that results from the RFP

Mandatory requirements are identified in:

- Section 2 Submission Instructions
- Section 4 Proposal Requirements
- Section 6 Proposed Agreement, and
- Appendix A The Certificate of Submission.

Proposals which fail, in the reasonable discretion of CMHC, to meet any mandatory requirement will be eliminated from further consideration in the evaluation process.

Notwithstanding the foregoing, CMHC reserves the right to waive or revise any mandatory requirements during the RFP process if a waiver or revision is necessary to meet the CMHC's intent in issuing the RFP, or to ensure that CMHC receives best value from the process. In the event that CMHC elects to waive a mandatory requirement, all Proponents will be advised of the change in requirements and provided with an opportunity to revise their proposals as noted in Section 2.4.

1.8 Procurement Policy Re: The Environment

CMHC fully supports the principle of sustainable development. Economic development and the preservation of the environment are each given consideration in the RFP process to help ensure that the actions of one generation do not compromise the ability of future generations to have an equal quality of life. To this end, CMHC is dedicated to integrating sound environmental practices into its procurement practices wherever feasible.

1.9 Proponent Feedback

CMHC aims to continuously improve its bid documents and procedures. CMHC welcomes input regarding Proponent experience in responding to its RFPs, whether it be positive or negative. As CMHC does not wish to be perceived as influenced by such feedback in the award decision, Proponents are requested to submit their feedback after an Agreement has been executed or the RFP process has been terminated.

Proponents wishing to provide feedback may submit comments labeled as *Proponent Feedback RFP #000105* to the name and address provided in Section 2.4.

Any Proponent who notes a material flaw in the RFP that could prevent the process from being conducted in a fair and objective manner, or that could prevent CMHC from receiving best value from the process, is asked to report the flaw to CMHC as soon as possible, using the inquiry process specified in Section 2.4

1.10 Direct Deposit and Income Tax Reporting Requirement

All payments and transfers of funds under any resulting contract will be made by means of EFT direct deposit, unless an exception is requested in the proposal and is approved prior to execution of an Agreement.

As a federal Crown Corporation, CMHC is obliged under the *Income Tax Act* and its associated regulations to report payments to suppliers of goods and/or services by using a T1204 supplementary slip. Proponents are therefore required to provide the necessary information, including the Proponent's social insurance number and/or corporate identification number, with their proposals in order to allow CMHC to complete the T1204 supplementary slip.

The lead Proponent will be required to complete and sign a Supplier - Direct Deposit and Tax Information Form (CMHC/SCHL 3085) prior to the commencement of the term of any resulting agreement.

Throughout the term, the Contractor will be required to ensure that the information provided remains accurate and up to date. The Contractor assumes full responsibility for and indemnifies CMHC from and against any errors in payments or tax reporting that arise because the information supplied is inaccurate or out of date.

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2 SECTION 2 SUBMISSION INSTRUCTIONS

2.1 Overview of Section 2

The purpose of Section 2 is to inform the Proponent about CMHC's procedures and rules pertaining to this RFP process.

Proponents are advised that CMHC has provided a Mandatory Compliance Checklist as Appendix C to the RFP. The Checklist is provided for the benefit of Proponents prior to submission of their proposals, to help them ensure that they have complied with all mandatory requirements. Non-compliance with a mandatory requirement will result in the proposal being eliminated from further consideration.

2.2 Certificate of Submission

MANDATORY

The Certificate of Submission, attached as Appendix A, summarizes some of the mandatory requirements set out in the RFP. As noted in Section 1.7, it is also a mandatory requirement that a proposal include a Certificate of Submission (or an accurate reproduction) signed by the Proponent.

Should a Proponent not include the signed Certificate of Submission with its proposal, the Proponent will be notified by CMHC and will have 48 hours from the time of notification to meet this requirement.

2.3 Delivery Instructions and Deadline

Timely and correct delivery of proposals to the exact specified proposal delivery address is the sole responsibility of the Proponent. All risks and consequences of a failure to deliver a proposal to CMHC are borne by the Proponent. CMHC will not assume those risks or responsibilities under any circumstances.

The time of delivery for the purposes of this Section is deemed to be the time recorded by the CMHC system receiving the proposal, and not the time the proposal was sent by the Proponent.

Please be advised that EBID has a size limitation 10 MB. It is advisable and recommended that Proponents submit larger proposals in multiple smaller files.

Upon receipt of proposals, an automated confirmation will be issued by EBID to the sender's e-mail address. It is strongly recommended that Proponents follow up with the inquiries person named in Section 2.4 should they not receive said confirmation within 30 minutes of submission.

Please be advised that electronic transmissions may not necessarily be immediate and can experience lengthy delivery delays. Proponents should ensure that sufficient delivery time is allowed, as they assume the risk of delays in transmission and receipt.

2.3.1 Submission Deadline

MANDATORY

Your proposal must be **received** at the exact location as specified above, on or before the submission deadline set as:

11:00 a.m. Pacific Standard Time (PST), on February 10, 2020

Proposals arriving late will be automatically rejected, and the sender will be so notified by e-mail.

2.3.2 Address for Delivery

MANDATORY

Proposals, including all supporting documentation, are to be sent electronically to the following e-mail address:

EBID@cmhc-schl.gc.ca

The subject line of the transmission must state: RFP 000105, Architectural Services (Granville Island). Please also indicate the number of emails submitted e.g. email 1/1 or 1/3, 2/3 and 3/3 as applicable.

Proposals sent to any other e-mail address will not be considered.

2.3.3 Format

Proposals may be submitted in Adobe Acrobat PDF.

Rich Text formatted or Compressed (Zipped) documents cannot be opened by CMHC and will not be considered.

2.3.4 Language of Proposal

Proposals may be submitted in English or French.

2.3.6 Proposal Opening and Verification Period

All EBID proposals received on or before the closing date and time specified in this RFP, will be opened for verification by CMHC. If at that time, CMHC is unable to open a proposal, the Proponent will be so advised and provided an opportunity to resubmit a version that can be opened within 2 hours of notification.

2.4 Inquiries

All questions regarding this RFP must be sent by e-mail to the following contact person:

Ryan Lemay

Procurement Officer

rlemay@cmhc-schl.gc.ca

Changes to this RFP document will only be effective if issued by CMHC in writing as described below. Proponents are therefore strongly cautioned to request that all clarification, direction and changes be provided in writing, as information given orally by any person within CMHC shall not be binding upon CMHC.

All written questions submitted, which in the opinion of CMHC raise an issue that has the potential to affect all Proponents, will be answered by CMHC in writing and distributed to all Proponents by addendum published on GETS. The identity of the Proponent making the inquiry will not be included in the response. Any questions of a proprietary nature must be clearly marked as such.

In the event that it becomes necessary to revise any part of the RFP as a result of any inquiry or for any other reason, an addendum to this RFP will be published for Proponents on GETS.

CMHC has no obligation to respond to any inquiry, and will determine, at its sole discretion, whether it will respond to inquiries that are submitted. CMHC cannot guarantee a reply to inquiries received after the question deadline.

2.5 Communication

During proposal evaluations, CMHC reserves the right to contact or meet with any individual Proponent in order to obtain clarification of its submission, including clarification of the scope of services offered. Any such communication is limited to clarification purposes only, and Proponents will not be allowed to revise their proposal during this process.

2.6 Proponent Contact

The Proponent shall name a person in their proposal to act as a primary contact for CMHC during the evaluation period. A secondary contact should also be provided for backup purposes.

2.7 Offering Period

MANDATORY

It is a deemed condition of every proposal that the terms of the proposal, including all terms relating to pricing, shall remain valid and binding on the Proponent during the RFP process and until such time as an Agreement is negotiated and executed.

2.8 Changes to Proposals

Changes to a proposal are permitted, provided that they are received as an addendum to, or clarification of, a previously submitted proposal, or as a new proposal that replaces and supersedes the proposal that was previously submitted.

Any addendum, clarification, or new proposal must be submitted as per the delivery instructions outlined in Section 2.3, be clearly marked **“REVISION”**, and be received no later than the submission deadline. Where the new proposal is intended to replace all or part of an earlier proposal, it must be accompanied by a clear statement specifying the Sections of the earlier proposal that are replaced by the new proposal.

2.9 Multiple Proposals

Proponents interested in submitting more than one proposal for consideration may do so, provided that each proposal independently complies with the instructions, terms and conditions of this RFP.

2.10 Acceptable Alternative

An alternative to any portion of a proposal may be submitted as an addendum to a proposal.

Where the alternative proposal relates to a mandatory requirement, the alternative must meet that requirement.

2.11 No Liability

While CMHC has made considerable efforts to ensure that the information in this RFP is accurate and complete, it is possible that errors may exist. The information is not guaranteed or warranted to be accurate by CMHC, nor is it necessarily comprehensive or exhaustive. CMHC will have no liability of any kind to Proponents for losses or damages arising from any errors that may be found in the RFP, regardless of how the errors are caused. Proponents remain obliged to make their own investigation of relevant information and to form their own opinions and conclusions in respect of the matters addressed in this RFP.

By submitting a proposal, Proponents waive any claim or cause of action that they may have against CMHC or its representatives as a result of the conduct of this RFP process or any resulting contract award, except insofar as they have proof of willful misconduct on the part of CMHC or its representatives. Proponents agree that they will not bring a court action or institute any other proceedings against CMHC for damages arising from the conduct of this RFP or any resulting contract award. This Section is intended to be a complete waiver of the Proponent's right to claim damages subject to the limited exception noted above.

2.12 Verification of Proposals

The Proponent authorizes CMHC to conduct such investigation as it deems appropriate to verify the contents of the Proponent's proposal.

2.13 Ownership of Responses

All proposals and related materials become the property of CMHC upon submission and CMHC shall have all intellectual property rights in those proposals and materials. Proposals and related materials will not be returned to Proponents. Proponents are not entitled to any compensation for any work related to, or materials supplied in the preparation of their proposals.

The Proponent warrants that the Proponent possesses all rights necessary to satisfy this requirement.

The Proponent hereby certifies that it has waived, or has obtained a waiver in favour of CMHC of, all moral rights in the proposal and related materials, and hereby assigns all rights in the material, as provided for in the law of copyright. The Proponent agrees to execute any document requested by CMHC acknowledging CMHC's ownership of the material and the waiver of moral rights therein.

All information regarding the terms and conditions, financial and/or technical aspects of the Proponent's proposal which are of a proprietary or confidential nature, must be clearly marked "**PROPRIETARY**" or "**CONFIDENTIAL**". Proprietary and confidential markings shall be included beside **each item or at the top of each page containing information that the Proponent wishes to protect from disclosure.**

CMHC will take steps to protect Proponents' documents and information so marked from disclosure. Notwithstanding the foregoing, CMHC shall have no liability of any kind to Proponents based on the inadvertent or unintentional disclosure of proprietary information.

Proponents are further advised that as a Crown corporation, CMHC is subject to the federal legislation with respect to access to information and privacy. In certain specific circumstances, information submitted to CMHC by third parties may be required to be disclosed pursuant to federal legislation. In such cases, to the extent reasonably possible, CMHC will make efforts to advise the Proponent of the required disclosure prior to releasing the information.

2.14 Proprietary Information

Information about CMHC that is contained in this RFP document is to be considered proprietary information of CMHC. It is made available for the sole purpose of providing Proponents with sufficient information to prepare responses to the RFP. Proponents and other readers of this document may not make any other use of information contained in the RFP.

2.15 Corporation Identification

Proponents agree that they will not make any use whatsoever of CMHC's name, logo or other official marks without the express written consent of CMHC.

2.16 Declaration with respect to Gratuities

By submitting a proposal, the Proponent certifies that no representative of the Proponent, or any individual or entity associated with the Proponent has offered or given a gratuity (e.g. an entertainment or gift) or other benefit to any CMHC employee, Board member or Governor-in-Council appointee with the intention of obtaining favourable treatment from CMHC.

2.17 Conflict of Interest

The Proponent and its principals, employees and agents shall avoid any real, potential or apparent conflict of interest during the RFP process, and upon becoming aware of a real, potential or apparent conflict, shall immediately declare the conflict to CMHC.

The Proponent shall then, upon direction of CMHC, take steps to eliminate the conflict, potential conflict or perception that a conflict of interest exists.

The successful Proponent must not provide any services to any third party in circumstances that might reasonably give rise to a conflict of interest between the Proponent's duties to that third party and the Proponent's duties to CMHC.

In the event that a conflict of interest, real, potential or perceived, cannot be resolved to the satisfaction of CMHC, CMHC shall have the right to immediately eliminate the Proponent from consideration under the RFP or to terminate the resulting agreement. Upon such elimination or termination, CMHC shall have no obligation of any nature or kind to the Proponent.

2.18 Declaration with respect to Bid Rigging and Collusion

By submitting its proposal, the Proponent certifies that:

- (a) prices as submitted in its proposal have been arrived at independently from those of any other Proponent;
- (b) the prices as submitted have not been knowingly disclosed by the Proponent, and will not knowingly be disclosed by the Proponent prior to award, directly or indirectly, to any other Proponent or competitor; and
- (c) no attempt has been made, nor will be made, to induce any other person to submit, or not to submit, a proposal, for the purpose of restricting competition.

2.19 Security Clearance

CMHC may require employees of the selected Proponent to be security cleared in order to permit them access to CMHC premises when and if required. This process normally takes approximately five working days, but may take longer, depending on the circumstances.

If they are not security cleared, the Proponent or its employees may require an escort by a CMHC employee if required to access CMHC premises and will may be granted access to CMHC information and systems or any confidential information. Where the required security clearance is not granted to an individual, CMHC will have the right to exclude that individual from performing the services outlined in this RFP.

The failure of an individual to obtain security clearance shall not relieve the successful Proponent from any of its obligations under this RFP and any resulting agreement.

2.20 Mandatory Proponents' Site Visit

It is mandatory that the Proponent visit the site and examine the existing conditions and the scope of the work proposed in the RFP.

The site visit will be held on January 21, 2020 at 1:00 PM PST. The site is located at the CMHC Granville Island Administration Office at 1661 Duranleau Street, 2nd floor, Vancouver, B.C. V6H 3S3.

The Proponent must send confirmation of attendance, including the name(s) of the person(s) who will be attending, via email to the contact person provided in Section 2.4 by 5:00 PM PST on Friday January 17, 2020.

Proponents who, for any reason, cannot attend at the specified date and time will not be provided with an alternative opportunity to view the site.

2.21 Joint Venture Responses

Joint venture proposals should adequately represent and communicate the proposed roles and responsibilities of each party participating in the joint venture, and must provide a detailed description of the proposed joint venture business arrangement. The description must, at a minimum, list the companies involved, indicate how long the business arrangement has been (or will be) in existence, outline the goods or service(s) that each respective party would be providing and describe the proposed roles and responsibilities of each party.

The Proponent shall designate one of the entities participating in the joint venture as the contact person for the purpose of this RFP process. All communications between the Proponent and CMHC will be directed through the contact person.

Joint venture responses must be accompanied by a signed Certification of Submission from each participating entity. Refer to Section 2.2.

2.22 Non-Disclosure of CMHC Information

Under this Section, “CMHC Information” refers to any and all information of a confidential nature, including all personal information, which is managed, accessed, collected, used, disclosed, retained, received, created or disposed of by CMHC in order to complete this RFP process and to fulfill the requirements of any resulting agreement. Without limiting the generality of the foregoing, CMHC Information includes information held in any format and information provided directly, indirectly to the Proponent.

The Proponent understands and agrees to treat all CMHC Information as proprietary, confidential and sensitive, unless otherwise specifically agreed to in writing by CMHC. The Proponent agrees to restrict access to CMHC Information to those persons who have a need to know this information in order to prepare the Proponent’s response to this RFP, or perform the work or services under any resulting agreement.

The Proponent further acknowledges and understands that all CMHC Information is subject to Canadian laws on privacy and access to information under which CMHC is bound and that CMHC considers CMHC information to be under its custody and control at all times.

The Proponent shall ensure that CMHC Information remains in Canada and expressly agrees to segregate CMHC Information (whether in electronic format or in hard copy) from any other information by electronic or physical means.

Without limiting the generality of the foregoing, the Proponent shall not and shall ensure that any sub-contractor, reseller, agent or any other person engaged to perform any part of the work or services does not release, share or otherwise divulge CMHC Information to any other person including subsidiaries, branch offices, partners or sub-contractors of the Proponent without the prior written consent of CMHC.

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3 SECTION 3 STATEMENT OF WORK

3.1 Overview of Section 3

This Section of the RFP is intended to provide the Proponent with the information necessary to develop a responsive proposal. The Statement of Work is a complete description of the tasks to be done, results to be achieved and/or the goods to be supplied.

3.2 Mandatory Requirements

A mandatory requirement is a minimum standard that a proposal must meet in order to be considered for further evaluation.

Any mandatory requirements associated with the Statement of Work are clearly identified in Section 4 - Proposal Requirement.

The Mandatory Compliance Checklist is located at Appendix C (7.3).

3.3 Statement of Work

3.3.1 Background

CMHC would like to acknowledge that Granville Island is located on the traditional territory of the Musqueam Squamish and Tsleil-Waututh First Nations and we thank each of the First Nations for the opportunity to work live and play on this wonderful land.

Granville Island is recognized as one of the most successful waterfront developments in North America. It is comprised of 15.2 hectares (37.6 acres) of land area and 2.1 hectares (5.3 acres) of tidal water area, and represents a major public land holding in close proximity to downtown Vancouver.

Situated in False Creek between the Burrard and Granville Bridges, it is adjacent to the marinas and aquatic activities of both False Creek and English Bay. Granville Island is on federal land and the surrounding waters are comprised of city, provincial and federal water lots. Granville Island is designed to attract local residents and visitors to meet, explore and experience a variety of cultural, recreational, educational, commercial and industrial activities, all year round. It is a breathtaking oasis in the heart of Vancouver, famous for its Public Market and abundant with unique retailers, restaurants, theatres, galleries and studios, its gritty, industrial past is proudly displayed in today's people-friendly, artistic, and energetic incarnation. Millions of visits to the Island are recorded annually.

In 2016, CMHC commissioned a planning project to produce a comprehensive vision for Granville Island for the next quarter century.

Among the recommendations in Granville Island 2040: Bridging Past & Future, was the development of new Mission and Vision statements specific to Granville Island, the identification of 4 key areas of focus, and a new governance structure.

The Granville Island Council formed in late 2019 and is composed of citizens from the local community along with 2 representatives from CMHC who together bring expertise in the areas of arts & culture, community and government relations, leadership, finance, and property management.

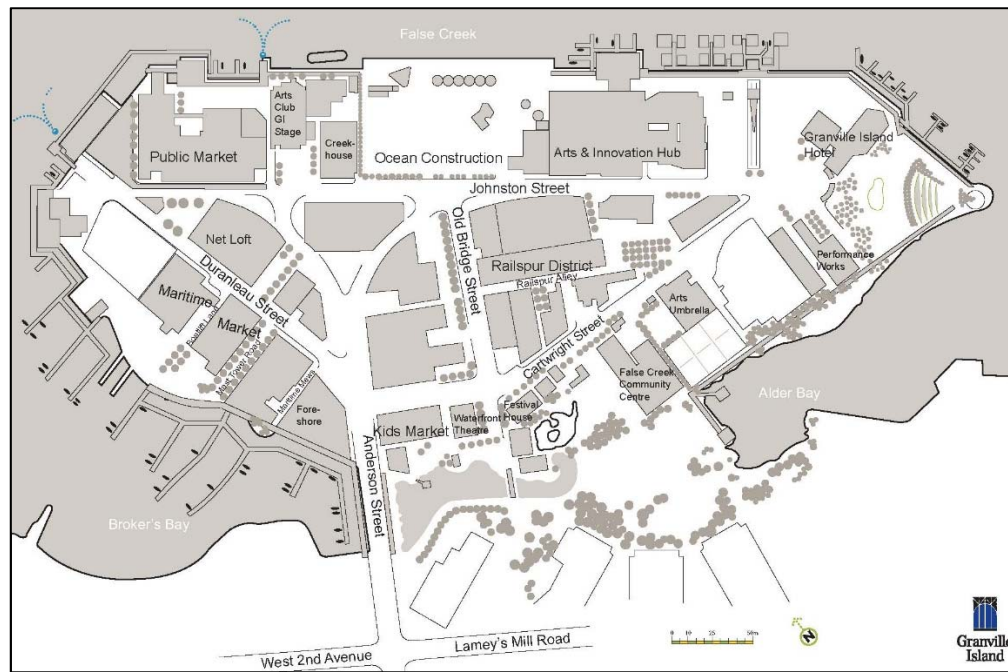
MISSION STATEMENT

“To steward this public land for meaningful urban and social experimentation among diverse, creative, cultural, and business models, engaging local First Nations and communities while welcoming the world.”

VISION STATEMENT

“The most inspiring public place in the world.”

Map of Granville Island:



3.3.2 Scope of Work

CMHC is seeking to retain an accredited architectural firm registered with the Architectural Institute of British Columbia (AIBC) to provide general architecture and related consulting services to Granville Island. The Proponent should have expertise in urban design and will act as the Prime Consultant and Lead Design as needed for various projects on Granville Island for the next 5 years. CMHC recently completed a comprehensive planning report *Granville Island 2040: Bridging Past and Future* (the “Report”) which sets out recommendations towards a revitalized Granville Island. CMHC is seeking an established architectural firm to assist with consulting, urban planning and architectural design services for design guidelines and construction projects reflected in the new directions outlined in the report while maintaining the industrial heritage of Granville Island. The Report is available here: <http://granvilleisland2040.ca/>

Also included as background information is the Reference Document for Granville Island False Creek – Area 9, attached as **Appendix D (the “Reference Document”)**. The Reference Document contains policies, objectives, and other information to guide persons contemplating change, alterations to existing developments, and new developments on Granville Island.

As a Prime Consultant, the Proponent’s services include the provision of Architectural services, and the coordination of Structural, Mechanical, Electrical, Plumbing, Fire Protection, Life Safety, Civil, Geotechnical, Acoustic, Landscape and accessibility code compliance consultants, when the Proponent engages sub-consultants. Prime Consultant services include consultant coordination to integrate all parts of the services.

As a Prime Consultant, the Proponent will engage the sub-consultants as needed for projects, contracted directly to the Proponent.

For each project, CMHC and the Proponent will agree to the services requested according to the Royal Architectural Institute of Canada (RAIC) Document Six - Schedule A – Services which is available on the RAIC website: <https://raic.org/>.

CMHC will give direction per project at the start of each project on the extent of the Proponent’s involvement.

Planned Future Projects

CMHC has a number of projects planned that include updating design guidelines and construction projects. The following may be used to estimate the amount of work expected to take place in the next 5 years but may change at any time due to budget limitations or evolving priorities.

The following design guideline projects will be required to be completed by the Proponent in the first year of contract:

1. Updated Public Realm Design Guidelines

One of the four main recommended strategies in the *Granville Island 2040: Bridging Past and Future* report is to “Restore and Sustain the Public Realm.” As part of this strategy, it is recommended to update the Island’s existing public realm design guidelines. These guidelines are set out in the Reference Document for Granville Island False Creek – Area 9 and have established the defining urban design character for the Island, and have been validated and confirmed as a result of the *Granville Island 2040: Bridging Past and Future* report process. At the same time, it is recommended that these guidelines be updated and refined in order to accommodate contemporary development in design and technology as well as modify existing building and tenant design guidelines which impact the public realm. The scope of work for this project would include:

- **Streetscape.** The street design of Granville Island, and in particular, the shared space approach, is a distinctive and intrinsic feature of Granville Island’s public realm. As part of this update, there should be an examination and assessment of the current approach to the Island’s streets.

This would include the identification of areas where the blurring of edges between footpath and road should be reinforced, and if there are other areas where a more traditional separation of street users would be more appropriate, driven by an underlying concern with the experience and safety of pedestrians.

- **An audit of public realm key components and maintenance program.** This audit should be conducted to identify recent interventions that may be inconsistent with the original design guidelines (e.g., new lighting fixtures, barrel planters defining spatial boundaries, etc.) and to recommend where existing elements might be updated.
- **Signage and wayfinding guidelines.** New guidelines should be developed on signage and improved wayfinding on the Island, as well as signage directing visitors to the Island from nearby transit stops. This could include the exploration of opportunities to provide interpretive features relating to First Nations and the colonial history of Granville Island.
- **Unit pavers.** Concrete unit pavers should continue as the base ground material for the Island, but there should be exploration of options for the use of alternative, compatible unit pavers in certain areas of the Island, in part to help give greater definition to proposed new public spaces. As well as a solution to replace the no longer available existing paver.

2. Create Tenant Design Guidelines

The Proponent will create new tenant design guidelines in consultation with the Reference Document, current Granville Island Leasing Guidelines, and the Granville Island 2040 recommendations, and look to modify portions of the applicable Granville Island Signage Guidelines where requested to further assist in renovations and upgrades to tenant spaces and buildings, especially as it relates to preserving the industrial heritage of Granville Island. This would include information for tenant spaces of single and multi-tenant buildings, interiors and exteriors of storefronts, and full building exteriors. This would include colour palettes & materials, window and door designs, signage, art work, standard lighting fixtures, weather protection and other features or elements standard to Granville Island's design which would impact the public realm or visitor experience. Keeping true to the Reference Document for Granville Island False Creek – Area 9 original design but updated and refined in order to accommodate contemporary development in design and technology.

3. Update Granville Island Signage Guidelines

The Proponent will conduct a review of the current Granville Island Signage Guidelines and assess what updates should be developed keeping true to Reference Document for Granville Island False Creek – Area 9's original design but updated and refined in order to accommodate contemporary development in design and technology.

The Proponent may be requested to assist, on an as needed basis, on the following design projects:

1. Design support and review of CMHC-led major projects

The *Granville Island 2040: Bridging the Past and Future* report recommends a number of new re-development projects, including the expansion of the Public Market, the redevelopment of the former Emily Carr University of Art + Design, and others. In addition, the Report calls for other actions that have design implications, such as creating spaces for new pop-up spaces, more special events and festivals, focus on public art, a number of new public spaces, and other projects.

Included in these projects is the potential for new buildings to be built on Granville Island. There are a few lots that remain undeveloped and some buildings where the cost of deferred maintenance is higher than the cost of constructing a new building. For this component of the project, the Proponent provide services to assist and support CMHC through all phases of these projects, starting with early planning, budgeting and feasibility, including liaising with third parties such as the City of Vancouver or code consultants, to help CMHC make decisions on how to proceed and setting long range plans. These projects may be undertaken by CMHC-Granville Island or in partnership with other organizations. In some cases these projects may be fully undertaken by other organizations and the Proponent's work may be limited to review of other consultant's work to ensure conformance with the updated design guidelines developed as part of the deliverables during year one of this agreement.

2. Design review of tenant-led projects

CMHC receives a number of requests each year from lease holders for landlord consent to make alterations to their premises. These requests cover a wide range of alteration types, including but not limited to: new signage; changes to lighting; minor renovations, major renovations and others. Approval of any such request for premises alteration must be provided by CMHC in order for the project to proceed. As part of the design review of tenant-led projects services, the Proponent may be requested to support CMHC by providing design review services as part of the process of tenants obtaining landlord consent for these types of projects. Similarly to the design support provided to CMHC-initiated projects, this review function would require submissions to conform to the then current Granville Island Signage or Design Guidelines, and any updated urban design guidelines developed and which receive formal written approval from CMHC to initiate on an agreed upon roll-out schedule as part of the deliverables as outlined in this agreement.

3. Design and specifications for building repair projects

CMHC completes between \$2-6 million dollars' worth of capital projects and ongoing building repairs annually that include regular ongoing repairs and deferred maintenance items as operational budgets allow. The Proponent would assist CMHC for each project on an as requested basis. These projects include but are not limited to, structural, envelope, and roof repairs, and upgrades to HVAC, plumbing, life safety and electrical systems.

4. Design and specifications for infrastructure and amenities projects

CMHC capital projects on Granville Island are not limited to building specific projects. With aging infrastructure, CMHC requests the assistance of the Proponent for assistance with both infrastructure and amenities planning, upgrades and repairs. This may include but may not be limited to, water and sewer systems, roads, sidewalks, boardwalks, docks, seawalls, water parks, playgrounds, and shoreline.

5. Design and specifications for major or minor renovations including change of use of existing buildings

As tenant space becomes available, CMHC may require the Proponent's assistance on renovating these tenant spaces to provide code compliance and allow the best use of available space. The tenant space may be located in a multi-tenant or a single tenant building. CMHC may request the Proponent to provide direction on possible uses and budgeting for required changes to assist with planning.

3.3.3 Level of Effort

The Proponent must have adequate resources to start a project within ten (10) business days of notification.

3.3.4 Resources

The Proponent is expected to categorize the experience level of the resource(s) as follows:

Resource Category	Resource Experience
Level 1 (junior):	< 5 years of experience
Level 2 (intermediate):	5-10 years of experience
Level 3 (senior):	10+ years of experience

3.3.5 Work Location

The Services will be performed at the Proponent's place of business and onsite at various locations on Granville Island in Vancouver, British Columbia.

3.3.6 Travel

No travel is required in the course of the Term of the Agreement and no compensation will be awarded to the selected Proponent(s) for any travel cost incurred.

4 SECTION 4 PROPOSAL REQUIREMENTS

4.1 Overview of Section 4

Proposal responses are to be organized and submitted in accordance with the instructions in this Section. Responses should be organized into the following Response Item Sections.

#	Response Item
4.3	Covering Letter
4.4	Executive Summary
4.5	Proponent's Qualifications
4.6	Response to Statement of Work
4.7	Project Management Plan
4.8	Financial Information
4.9	Other Information
4.10	Pricing Proposal

Elaborate or unnecessarily voluminous proposals are not desired. Proponents are encouraged to take care in completely answering questions and proposal requirements and to avoid submitting extraneous materials that do not show how the Proponent intends to meet requirements.

Requirements for each Response Item are detailed below.

4.2 Mandatory Proposal Requirements

Certain requirements in Section 4 are identified as mandatory. See Section 1.7 for a description of mandatory requirements.

4.3 Covering Letter

A covering letter on the Proponent's letterhead should be submitted and include the following:

- (a) A description of the company or joint venture/consortium.
- (b) The names of the individuals who are the principals of the Proponent.
- (c) Contact information for the primary contact person with respect to this RFP including the individual's name, address, contact phone number and e-mail address.
- (d) The locations of primary and all other offices that would be servicing the Agreement.

4.4 Executive Summary

The Proponent's proposal should include an executive summary highlighting the following:

- (a) Key features of the proposal, features that make the proposal advantageous for CMHC, innovative approaches to meeting the requirement and cost-saving opportunities.
- (b) A brief statement of the Proponent's qualifications to meet CMHC's stated requirements.

4.5 Proponent's Qualifications

MANDATORY

The Proponent's proposal must include information about the Proponent's qualifications as follows:

- (a) A description of the firm, i.e. its age, organization, number of full-time employees and service specialization. Include a section that displays the Proponent's depth of knowledge and experience. Include a description of any sub-contractor(s) and which portions of the project they will be responsible for.
- (b) Describe why your organization is ideally suited to provide the services described under Section 3. Scope of Work.
- (c) Describe how you will meet CMHC's requirements described under Section 3. Scope of Work.
- (d) Outline how CMHC's account would be handled by your organization to ensure that it receives cost-effective, prompt, personal, efficient and high quality service.
- (e) Experience and expertise of the proposed resource(s):
 - Please list the proposed resources. Specifically, name the key resource/project lead (the Senior Consultant) for the CMHC account and provide his/her qualifications, level and title. If other resources are proposed, please indicate the corresponding resource level (I, II or III) and resource title in accordance with the pricing proposal (Section 4.10 below), beside the resource name for ease of cross-reference.
 - Please provide a brief bio and qualifications (one (1) page per resource) of the resource(s) assigned.
- (f) References: Provide five (5) examples of work performed, within the last five (5) years of issuance of this RFP, for other clients similar to the requirements set out in Section 3 – Scope of Work of this RFP. For each project example, the Proponent is to provide the following:
 - The client organization;
 - The name of the resource(s) assigned to the requirement;
 - The name and title of client contact reference and contact information (phone number and e-mail);
 - The start and end dates of the project;
 - A clear description of how the project meets the scope of work set out in Section 3 of this RFP;

CMHC may approach any such contact person for information relating to the quality of work provided by the Proponent.

Should CMHC determine, at its sole discretion, any information in the provided references to be false or inaccurate, or if the contact provided in the reference provides negative feedback regarding the Proponent and its conduct on projects, the Proponent will be disqualified from the evaluation process. Contracts named in References must be relevant to the Statement of Work. CMHC Granville Island must not be included as a reference.

4.6 Response to Statement of Work MANDATORY

In this Section, the Proponent must provide detailed information relative to the specifications listed in Section 3, The Statement of Work.

4.7 Project Management Plan MANDATORY

The Proponent shall describe its project management plan including:

- (a) Project Management Approach: the Proponent shall describe its project management approach and the project management organizational structure, including how the Proponent will organize its staff and sub-contractors
- (b) Quality Control: The Proponent shall describe its approach to quality control including:
 - Details of the methods used in ensuring quality and consistency
 - Response mechanisms in the case of failures and deficiencies
- (c) Status Reporting to CMHC: the Proponent shall describe how it will communicate regularly with CMHC, including project meetings, follow-up, site-visits, etc.
- (d) Office Locations and Interface with CMHC: describe where project personnel are based and how they would be able to respond in a timely manner to deficiencies and safety issues. The Proponent should include interface mechanisms with CMHC

4.8 Financial Information

Proponents are not expected to submit confidential financial information with their proposal, however CMHC reserves the right to conduct an assessment of the Lead Proponent(s) financial capacity. Once a lead Proponent is selected following the RFP evaluation process, CMHC may request the financial information necessary to confirm the financial capacity of the Proponent. This Section details the review that may be conducted and the documents that are required of the lead Proponent.

Failure to comply with the financial information submission requirements set out in this Section, will result in disqualification of the lead Proponent(s) at which time no further consideration will be provided to the respective submission(s).

4.9 Other Information

The Proponent may provide other relevant financial information, but is not obligated to do so.

4.10 Pricing Proposal

MANDATORY

The Proponent must submit hourly rate pricing for the services outlined in this RFP referencing the following:

Pricing Table Hourly Rates and Other Services						
Resource Category	Year One	Year Two	Year Three	Year Four	Year Five	
	(Hourly Rates)					
Level 1	\$	\$	\$	\$	\$	
Level 2	\$	\$	\$	\$	\$	
Level 3	\$	\$	\$	\$	\$	
Sub-Consultant Management Fees Structure						
Mark Up percentage (%) rate on top of overall sub-contractor pricing	%	%	%	%	%	
Other Services						
The blank rows below are for Proponents to provide any additional rates for goods/services, for which they intend to charge under any resulting agreement.						
Good/Service	Unit	Year One	Year Two	Year Three	Year Four	Year Five
		\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$

All work will be billed on a time and materials basis as per the pricing submitted in the RFP or in the case of sub consultants or other sub-contractors at the invoiced amount plus agreed mark up costs. All services will be as-requested and each project will be quoted using the pricing table above and be pre-approved by an authorized CMHC employee.

All prices and amounts of money in the proposal are to be quoted in Canadian dollars and be exclusive of the Goods and Services Tax (GST), Harmonized Sales Tax (HST), and Provincial Sales Tax (PST), as applicable, unless otherwise indicated. The GST, HST or PST, whichever is applicable, shall be extra to the price quoted and will be paid by CMHC.

Should the Proponent have any rates or titles not listed above, and which they intend to charge out, these must be included in the submission. ALL rates must be included.

5 SECTION 5 EVALUATION AND SELECTION

5.1 Overview of Section 5

Section 5 describes the process CMHC will use to evaluate proposals, select a lead Proponent and finalize and sign an agreement.

CMHC commits to conducting the evaluation process in a fair and objective manner and treating all Proponents equitably. To this end, it has set out detailed terms and conditions and evaluation criteria which will be applied uniformly to all Proponents.

As per Section 2.11, by submitting a proposal, Proponents agree to relinquish all causes of action, claims, complaints or demands that they may have against CMHC arising out of its evaluation of proposals, the alteration of any terms and conditions, the failure to evaluate any proposal, the failure to sign an agreement with a Proponent, or the termination of this RFP process.

CMHC intends to conduct the RFP process such that the proposal that represents the best value to CMHC, based on its operational requirements, is selected. The lowest cost proposal will not necessarily be selected. CMHC reserves the right to reject any or all proposals in whole or in part on the basis of this principle.

5.2 Limitation of Damages

The Proponent, by submitting a proposal and subject to Section 2.11, agrees that under no circumstances will it claim damages in excess of the reasonable costs incurred by the Proponent in preparing its proposal. The Proponent waives any claim for loss of profits or other indirect or special damages.

5.3 Evaluation Methodology

5.3.1 Stage I - Mandatory Submission Requirements

Each proposal will be examined to determine compliance with each mandatory requirement identified in this RFP. A proposal must comply with all of the mandatory requirements in order to proceed in the evaluation process. A proposal which is deemed by CMHC to be non-compliant in one or more mandatory requirements will be eliminated from further consideration. A proposal which meets all the mandatory requirements will be deemed compliant and will proceed in the evaluation process.

5.3.2 Stage II – Mandatory Technical Requirements

Stage II will consist of a review to determine which proposals comply with all of the Mandatory Technical Requirements as follows:

Mandatory Technical Requirements		
MTR.1	The Proponent must have a minimum of ten (10) years of demonstrable architectural experience in commercial/industrial sectors.	Pass/Fail
MTR.2	The Proponent must be an accredited architectural firm with the Architectural Institute of British Columbia (AIBC)*	Pass/Fail
*Any recognized equivalency in professional licensing registration, certification, accreditation, etc. in architecture, engineering and various other relevant fields concerning this RFP's work scope from different jurisdictions of treaty member countries will be accepted, but Proponents must demonstrate with official record that the Canadian equivalency has been obtained upon submission of proposals.		

Each proposal will be examined to determine compliance (pass/fail) with each mandatory technical requirements identified above. A proposal must comply with all of the mandatory technical requirements in order to proceed in the evaluation process. A proposal which is deemed by CMHC to be non-compliant in one or more mandatory technical requirements will be eliminated from further consideration. A proposal which meets all the mandatory technical requirements will be deemed compliant and will proceed in the evaluation process.

5.3.3 Stage III – Evaluation Table of Rated Criteria and Price

The Evaluation Table as provided in Appendix “B” lists the criteria upon which each proposal will be evaluated. The criteria are based on the requirements as provided in this RFP. Section 4.5, 4.6 and 4.7 will be scored by the Evaluation Committee in accordance with the following:

Score	Evaluation Conclusion	Description
10	<u>Complete and clear</u> description provided that <u>exceeds</u> the requirements of the criteria. No weaknesses or deficiencies that would pose any risk to the requirement.	Outstanding
9	<u>Complete and clear</u> description provided of the Proponent’s ability to meet the criteria. No evident weaknesses or deficiencies that would pose any risk to the requirement.	Excellent
7-8	<u>Above average description</u> provided of the Proponent’s ability to consistently meet key criteria. Minimal weaknesses and/or deficiencies could exist, but would not pose any significant risk to the requirement.	Very Good
5-6	<u>Average description</u> provided of the Proponent’s ability to meet key criteria. Minimal weaknesses and/or deficiencies could exist, but would not pose any significant risk to the requirement.	Good
3-4	<u>Weak information</u> was provided with only a <u>partial description</u> of the Proponent’s ability to meet the criteria. There are discrepancies and/or deficiencies that pose some risks to the requirement.	Fair
1-2	<u>Very limited</u> information was provided to assess the Proponent’s ability to meet the criteria. There are serious discrepancies and/or deficiencies that pose important risks to the requirement.	Unsatisfactory
0	<u>Little or no</u> information provided to assess the Proponent’s ability to meet the criteria.	No Response

Each compliant proposal will first be individually evaluated by each member of the Evaluation Committee that is formed by CMHC for this purpose. Evaluators will evaluate each proposal in accordance with the evaluation criteria as shown in the Evaluation Table. Individual scores will be reviewed and tabulated to reach an average score multiplied by the weighting for each rated criteria.

Once individual evaluations are complete, the Evaluation Committee members will discuss their scores and agree upon a final score for each proposal.

Price Evaluation

Section 4.10 Pricing Proposal will be scored based on a relative pricing, outlined in the table below, and using the rates set out in Section 4.10. Each Proponent will receive a percentage of the total possible points allocated to price, which will be calculated in accordance with the following formula:

$$(\text{lowest price} \div \text{Proponent's price}) \times \text{weighting} = \text{Proponent's pricing points}$$

Example of Calculation of evaluated Price:

	Estimated QTY Annually (man-hour)	Average Unit Price	Unit	Estimate Total Price Annually
Pricing Table – Hourly Rates and Other Services (Estimated QTY Annually x Average Unit Price = Estimate Total Price)				
Level 1	1000	\$	per hour	\$
Level 2	1500	\$	per hour	\$
Level 3	1500	\$	per hour	\$
Sub-Consultant Management Fees Structure				
Mark Up percentage (%) rate on top of overall sub-contractor pricing	\$100,000	_____ %	N/A	\$
Proponent's Total Evaluated Price TOTAL VALUE (Level 1 + Level 2 + Level 3 + Mark Up percentage =)				\$

5.3.4 Stage IV - Presentation / Interview

Scores for Section 4.5, 4.6, 4.7 and 4.10 will be tabulated and up to a maximum of two (2) Proponents (the number of which is to be determined by CMHC at its sole discretion), who scored the highest will be shortlisted to the presentation phase.

It should be noted evaluations for writtern proposal and presentation phases are independent of one another (not combined, weighted or averaged); each evaluation phase accounts for 100% of its own score.

These shortlisted Proponents will be invited to make a presentation and introduce the proposed resource(s) to CMHC (the “Presentation”) in person on-site CMHC. The purpose of the Presentation is to allow the Proponents to address the major elements of their proposal, to demonstrate the competencies and plan developed by the applicant to successfully execute the outlined work,, to allow a committee of CMHC employees and non-CMHC consultants (the “Evaluation Team”) to obtain any required clarification based on a set of pre-defined questions and to allow members of the Evaluation Team to interact directly with the proposed resource(s). The shortlisted Proponents will be provided with up to thirty (30) calendar days to prepare their presentations. The Presentations will be held at premises of CMHC’s Granville Island Office in Vancouver. The Presentation has an assigned weighting of 100% and will be evaluated and scored as per the following:

Presentation Evaluation Criteria	A	B	C
Section 5.3.4 – Presentation/Interview	WEIGHT 100 Total	POINTS 0 to 10	SCORE AxB
Presentation of Proponent’s approach to the execution of the scope of work, including the Proponent’s vision for the future of Granville Island with examples detailing their vision for items listed in the SOW including the expansion of the Public Market, the redevelopment of the former Emily Carr University of Art + Design, Updated Public Realm Design Guidelines, and Tenant Design Guidelines. (max 90 minutes)	70		
Responses of proposed resource(s) to pre-defined questions (30 min)	20		
Open dialogue on the execution of this project (30 min)	10		
Total Evaluated Presentation Score (Section 5.3.4)			

Each Rated Criteria has been given a pre-determined weight as per the value set out in the above table and will be rated from 0-10, ten being the highest mark. The Presentation will then be evaluated based on the weight multiplied by the points.

The Lead Proponent will be the Proponent achieving the highest total evaluated presentation score.

5.4 Financial Evaluation

Once a Lead Proponent is identified, CMHC may carry out a credit check and/or a financial capacity on the Lead Proponent. The financial evaluation will be based on the information that is requested as per Section 4.8 of this RFP.

The financial evaluation is a pass/fail evaluation to determine whether the Lead Proponent has the financial capacity required to provide CMHC with reasonable assurance that it will be able to meet its obligations if it enters into an agreement with CMHC. If the Lead Proponent passes the financial evaluation, CMHC is then in a position to begin contract negotiations. If the Lead Proponent fails the evaluation, it is disqualified from further consideration.

5.5 Proponent Selection

Once a Lead Proponent has passed the financial evaluation, CMHC has the option of entering into negotiations with that Proponent to incorporate some or all of its proposal into an agreement. If at any time CMHC decides that the Lead Proponent cannot satisfy CMHC's requirements, CMHC may terminate negotiations. If at this time CMHC feels that the secondary Proponent may meet the requirements, CMHC will continue the process with the secondary Proponent and so on.

By submitting a proposal, Proponents agree that if they are selected as Lead Proponent, they will enter into contract negotiations in a timely manner and in good faith, and within the framework of the RFP and the Proponent's response to the RFP. Announcement of the successful Proponent will be made to all Proponents following the signing of an Agreement.

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6 SECTION 6 DRAFT AGREEMENT

6.1 Overview of Section 6

Attached in Section 6.2 is a draft agreement containing terms and conditions that will form the basis of the agreement resulting from this RFP. CMHC reserves the right to add, delete or revise terms and conditions during negotiations.

Terms and conditions identified as “Mandatory” in the RFP or draft Agreement must be included in the agreement. The Proponent’s proposal and all associated correspondence from the Proponent, where relevant, shall to the extent desired by CMHC, also form part of the resulting contract.

Submission of a proposal constitutes acknowledgement that the Proponent has read and, unless otherwise stated in the Proponent’s proposal, agrees to be bound by the terms and conditions in the draft agreement in the event that the Proponent is selected by CMHC to enter into a contract.

For the purposes of this Section the term “Contractor” refers to the successful Proponent with whom CMHC enters into an agreement.

6.2 Draft Agreement

CMHC FILE No. _____

THIS AGREEMENT (the “Agreement”)

BETWEEN **CANADA MORTGAGE AND HOUSING CORPORATION**
Granville Island Administration Office
1661 Duranleau Street, 2nd Floor
Vancouver, British Columbia, Canada
V6H 3S3

(hereinafter referred to as "CMHC")

AND **CONTRACTOR**

(hereinafter referred to as "the Contractor")
(individually a “Party”, collectively the “Parties”)

WITNESSES THAT in consideration of the respective covenants and agreements of the parties, CMHC and the Contractor mutually covenant and agree as follows:

Article 1.0 - The Services

- 1.1** The Contractor covenants and agrees to provide general architectural and related consulting services for various projects on Granville Island in accordance with the Statement of Work attached as Schedule “A” (the “Services”).
- 1.2** The Contractor represents that it possesses the requisite skills and experience to perform the Services in accordance with the terms and conditions of the Agreement. The Contractor warrants that the Services will be performed in a professional manner and in accordance with accepted industry standards.

Article 2.0 - Term of the Agreement

- 2.1** The term of the Agreement shall be for a period of five (5) years and commence on April ____, 2020 and end on ____ April, 2025.
- 2.3 Termination**

No fault termination

Notwithstanding Article 2.1 above, CMHC may terminate the Agreement for any reason with no penalty, charge, or liability of any kind by giving at least thirty (30) calendar days written notice to the Contractor at any time during the Term.

Termination for Default of Contractor

CMHC may, by giving at least (10) calendar days prior written notice to the Contractor, terminate this Agreement without penalty, charge or liability of any kind for any of the following reasons:

1. The Contractor commits a material breach of its duties under this Agreement, unless the Contractor cures such breach and indemnifies CMHC for any resulting damage or loss, both in a manner satisfactory to CMHC in its sole, absolute and non-reviewable discretion, within twenty (20) calendar days of receipt of written notice of breach from CMHC;
2. The Contractor commits numerous breaches of its duties under this Agreement that collectively constitute a material breach;
3. There is a change in control of the Contractor where such control is acquired, directly or indirectly, in a single transaction or series of related transactions, or all or substantially all of the assets of the Contractor are acquired by any entity, or the Contractor is merged with or into another entity to form a new entity, unless the Contractor demonstrates to the satisfaction of CMHC that such event will not adversely affect its ability to perform the services under this Agreement; or

4. The Contractor becomes bankrupt or insolvent, or a receiving order is made against the Contractor, or any assignment is made for the benefit of the creditors, or if an order is made or a resolution passed for the winding up of the Contractor.

CMHC may terminate this Agreement without notice if the Contractor commits gross misconduct, fraud or other unlawful acts.

CMHC's Obligations upon Termination

In the event that a notice of termination is given, and subject to the deduction of any claim which CMHC may have against the Contractor arising out of the Agreement or its termination, CMHC will be obliged to make payment for the value of all Services performed to the date of the notice, such value to be determined in accordance with the rate(s) specified in the Agreement. CMHC will make payment within thirty (30) calendar days of the date of the notice or receipt of an invoice submitted by the Contractor, whichever is later. Upon such payment, it shall have no further obligation or liability of any kind to the Contractor.

Contractor's Obligations upon Termination

Upon termination of this Agreement or upon delivery of notice of intent to terminate this Agreement, the Contractor shall promptly review all work in progress and forward it along with all files, intellectual property, and any other work developed by the Contractor under the Service Agreement to CMHC within not less than 30 days of the termination date. The Contractor shall provide CMHC with reasonable transitional assistance at the rates specified in the Agreement, or if no rates are specified at the Contractor's lowest quoted rates as outlined in their hourly fee schedule. All unpaid invoices to date will be held once termination notice has been issued by CMHC and payment shall not be released until such time CMHC is satisfied that the transfer of information is complete.

2.4 Termination Assistance

Commencing six (6) months prior to expiration of the Term or on such earlier date as CMHC may request, or commencing upon any notice of termination or non-renewal of this Agreement, the Contractor shall provide CMHC with reasonable termination assistance as requested by CMHC to allow the services to continue without interruption or adverse effect and to facilitate the orderly transfer of the services to CMHC or its designee. The Contractor shall provide CMHC with reasonable transitional assistance at the rates specified in the Agreement, or if no rates are specified at the Contractor's lowest quoted rates as outlined in their hourly fee schedule. All unpaid invoices to date will be held once termination notice has been issued by CMHC and payment shall not be released until such time CMHC is satisfied that the transfer of information is complete.

Article 3.0 – Financial

- 3.1** In consideration of the performance of the services, as described in Article 1.0, CMHC agrees to pay the Contractor an amount based on the Contractor's rates attached as Schedule B. Notwithstanding the foregoing, under no circumstances shall CMHC's total financial liability under the Agreement exceed \$7,350,000.00 including taxes.
- 3.2** The amount payable to the Contractor by CMHC pursuant to Article 3.1 is inclusive of all taxes, assessments, duties or other levies that may be payable, including any goods and services tax/harmonized sales tax (GST/HST) or provincial sales tax (PST). No other taxes, assessments, duties or other levies shall be payable to the Contractor unless specifically agreed in writing by the Contractor and CMHC.
- 3.3** Notwithstanding Article 3.2 above, GST/HST or PST, to the extent applicable and required to be collected, shall be collected by the Contractor and shown as a separate item on each invoice. Where the Contractor is required to collect the GST/HST, the invoice issued by the Contractor shall show the Contractor's GST/HST number. The Contractor shall duly remit to the Canada Revenue Agency or the appropriate provincial taxing authorities all taxes payable on the Services.

3.4 Invoicing

The Contractor shall submit detailed invoices to CMHC in accordance with the manner of payment outlined in Schedule B, describing the Services provided during the period covered by the invoice. All invoices will include quantity, type of work, and associated unit pricing. The Contractor will submit all costs associated with sub-consultants, including describing the Services provided during the period covered by the invoice, on its own invoices to CMHC.

The Contractor must allow sixty (60) calendar days from delivery of invoice for payment without interest charges. The Contractor cannot invoice prior to performance of the Service.

All invoices, notices and requests for payment must make reference to CMHC PA _____ and be sent electronically to ap@granvilleisland.com. Failure to do so may result in delays of payment.

Before advancing any amount to the Contractor, CMHC reserves the right to determine, in its sole and absolute discretion, whether the services were performed in accordance with the terms and conditions of the Agreement. In the event that the services do not meet the standards set out in the Agreement, CMHC may take such action as reasonably necessary to correct the Contractor's default, including, without limitation, the following:

- a) directing the Contractor to redo the work that was not completed in accordance with the Agreement;
- b) withholding payment;

- c) setting off any expenses incurred by CMHC in remedying the default of Contractor against payment for payment due to the Contractor;
- d) terminating the Agreement for default.

3.5.1 Method of Payment

All payments due under the Agreement will be made by means of Electronic Funds Transfer (“EFT”). The Contractor is responsible for providing CMHC with all the information set out in Article 3.5.2 to allow EFT to be effected and for keeping the information up to date. In the event that CMHC is unable to make payment by EFT, the Contractor agrees to accept payment by cheque or another mutually agreeable method of payment within thirty (30) calendar days without being subject to late penalty charges

3.5.2 Direct Deposit and Income Tax Reporting Requirement

As a federal Crown Corporation, CMHC is obliged under the Income Tax Act and Regulations to report payments to suppliers of goods and/or services by using a T1204 supplementary slip. CMHC must therefore obtain the necessary information from suppliers, including the Contractor’s social insurance number and/or corporate identification number, in order to allow CMHC to make payment by EFT and to complete the T1204 supplementary slip. The Contractor is required to complete and sign a Supplier - Direct Deposit and Tax Information Form (CMHC/SCHL 3085) prior to commencement of the Term. Throughout the Term, the Contractor is required to ensure that the information provided remains accurate and up to date. The Contractor assumes full responsibility for any errors in payments or tax reporting that arise because the information supplied is inaccurate or out of date.

3.6 Audit

The Contractor shall maintain proper and standard records and accounts during the Term and for a period of three (3) years following the end of the Term. The Contractor agrees to allow CMHC’s internal and external auditors the right to examine, at any reasonable time, any and all records relating to the services identified herein.

The Contractor agrees to provide the CMHC’s internal or external auditors with sufficient original documents in order to conduct any audit procedures. Any audit may be conducted without prior notice; however the CMHC agrees to cooperate with the Contractor in the course of conducting any audit in order to avoid disruption in day-to-day operations and to preserve confidentiality of any proprietary information that is disclosed.

Article 4.0 - General Terms and Conditions

4.1 Intellectual Property Rights

All material, reports and other work product produced under the Agreement will become the sole property of CMHC upon coming into existence and CMHC will hold all intellectual property rights therein. The Contractor warrants that it has sufficient rights to satisfy this term, and that any necessary waivers of moral rights have been obtained, as provided for in the law of copyright. Upon the material coming into existence, the Contractor hereby assigns all rights in the material to CMHC and agrees to execute any document requested by CMHC acknowledging CMHC's ownership of the material and work product and the waiver of moral rights therein.

At no time shall the work developed under this Service Agreement be used by the Contractor for marketing, promotion or industry events/media interactions without the express written consent of CMHC.

Nothing in this Agreement is intended to affect the pre-existing Intellectual Property Rights of the Parties, and all personal information, whether or not it is marked as confidential.

4.2 Confidentiality and Non-Disclosure of CMHC Information **MANDATORY**

In this Section, "CMHC Information" refers to any and all information of a confidential nature, including all personal information, that is in the care or control of CMHC, and is managed, accessed, collected, used, disclosed, retained, received, created or disposed of in relation to the provision of the Services, however the information is obtained. Without limiting the generality of the foregoing, CMHC Information includes data in any format and information obtained directly or indirectly by the Contractor.

The Contractor understands the sensitive nature of the CMHC Information and agrees to treat all CMHC Information as proprietary, confidential and sensitive during the Term and following termination of the Agreement, unless otherwise specifically agreed to in writing by CMHC. The Contractor further agrees to restrict access to CMHC Information to those persons who have a need to know this information in order to perform the Services and who are bound by an obligation of confidentiality that is as strict as that contained in this Agreement.

In the event that a breach of confidentiality occurs, the Contractor will immediately notify CMHC and co-operate with CMHC to the extent required to remedy the breach.

Where the Services are sensitive in nature, CMHC may require that the Contractor provide an Oath of Secrecy for each of its employees or persons engaged in performing the Services.

The Contractor further acknowledges and understands that CMHC considers all CMHC information to be under its custody and control at all times, and that all information in the care and control of CMHC is subject to federal laws on privacy and access to information.

Any documents provided to the Contractor in the performance of the Services shall be returned, uncopied to CMHC or destroyed by the Contractor immediately following the termination of this Agreement. For documents not returned to CMHC, the Contractor shall provide specific proof under oath of their destruction.

The Contractor shall ensure that CMHC Information shall remain in Canada and expressly agrees to segregate CMHC Information, whether in electronic format or in hard copy, from other information by physical or electronic means.

Without limiting the generality of the foregoing, the Contractor shall not and shall ensure that any sub-contractor, reseller, agent or any other entity engaged to perform any portion of the Services does not release, share or otherwise divulge CMHC Information to any other entity including subsidiaries, branch offices, partners of the Contractor or sub-contractors without the prior written consent of CMHC.

4.3 Contractor's Indemnification

The Contractor agrees to indemnify, defend and hold harmless CMHC, its officers, employees and agents, for all loss, damages, costs, expenses, claims, demands, actions, suits or other proceedings of every nature and kind, including legal fees, arising from or in consequence of an act or omission of the Contractor related to the performance of the Services. To the extent that CMHC's actions contribute to the loss or damages, CMHC shall be responsible for its proportionate share of the liability. The indemnification applies whether the actions, suits or proceedings are brought in the name of CMHC or in the name of the Contractor. The Contractor shall be fully responsible to CMHC for the acts and omissions (including negligence) of its sub-contractors and of persons directly or indirectly engaged by such sub-contractors as if such acts and omissions were those of the Contractor.

CMHC shall have the right to assume control of its own defence at any time, provided that it assumes the costs of its defence.

4.4 Independent Contractor

It is understood by the Parties that the Contractor shall act as an independent contractor for the purposes of the Agreement. It and its employees, officers, agents and contractors are not engaged as employees of CMHC. The Contractor agrees to so advise its employees, officers, agents and contractors.

Without limiting the generality of the foregoing, the Contractor shall retain complete control of and accountability for its employees, agents and contractors.

The Contractor shall prepare and process the payroll for its employees directly, and shall withhold and/or pay all applicable employment taxes and statutory payroll deductions required in respect of its employees. All personnel employed by the Contractor at the beginning of the Term shall, at all times, and for all purposes, remain solely in the employment of the Contractor.

4.5 Contractor's Authority

The Contractor agrees that it has no authority to give any guarantee or warranty whatsoever expressed or implied on behalf of CMHC and that it is in no way the legal representative or agent of CMHC and that it has no right or authority to create any obligation on behalf of CMHC or to bind CMHC in any way.

4.6 Corporation Identification

It is agreed that the Contractor will make no use whatsoever of CMHC's name, logo or other official marks without the express written consent of CMHC.

4.7 Conflict of Interest

MANDATORY

The Contractor and its principals, employees, agents and sub-contractors shall avoid any real, potential or apparent conflict of interest during the Term and shall declare any real, potential or apparent conflict of interest to CMHC immediately upon becoming aware of the conflict. The Contractor shall, upon direction of CMHC, take steps to eliminate any conflict, potential conflict or perception that a conflict of interest exists.

The Contractor must not provide any services to any third party in circumstances that might reasonably give rise to a conflict of interest between the Contractor's duties to that third party and the Contractor's duties to CMHC.

In the event that a conflict of interest, real, potential or perceived, cannot be resolved to the satisfaction of CMHC, CMHC shall have the right to immediately terminate the Agreement. All work product that has been completed at the date of termination shall be forwarded to CMHC and CMHC shall be liable for payment to the Contractor of an amount which, in the sole opinion of CMHC, constitutes reasonable payment for the partial performance of the Contractor's obligations under the Agreement. Upon such payment, CMHC shall have no further obligation of any nature or kind to the Contractor.

Any public office holder or former public office holder must be in compliance with the provisions of the *Conflict of Interest Act* in order to derive a direct benefit from any Agreement which may arise from this request for proposal.

4.8 Insurance

The Contractor shall, at its own expense, procure and maintain or cause to be procured and maintained in force for the duration of this Agreement;

The policy limits set forth may be provided in any combination of primary and umbrella/follow-form excess insurance policies.

- a) Commercial General Liability Insurance - Commercial General Liability insurance with an insurer licensed to do business in Canada with a limit of not less than \$5,000,000 inclusive for personal injury, bodily injury (including death) and property damage for any one occurrence or series of occurrences arising from one cause. The policy shall provide coverage for, but not be limited to, all premises and operations of the Contractor, liability for products and completed operations, broad form coverage, contractor's liability, non-owned automobile, employer's liability, contractual liability and liability specifically assumed under this Agreement. Canada Mortgage and Housing Corporation shall be added to the policy as an additional insured and the policy shall contain cross liability, and severability of interest clauses.
- b) Professional/Miscellaneous (Errors & Omissions) Liability – The Contractor and or its' employees, and or its' sub-contractors will provide and maintain Professional/Errors & Omissions Liability insurance with an insurer licensed to do business in Canada with a limit of not less than \$5,000,000 per claim, providing coverage for, but not limited to, economic loss due to actual or alleged acts, errors or omissions or wrongful acts committed by the Contractor, its agents, employees or sub-contractors in the performance of services. The Contractor shall ensure that the policy is renewed continuously for a minimum period of five (5) years following the expiration or early termination of this Agreement.
- c) Automobile Insurance – Commercial Automobile Insurance with an insurer licensed to do business in Canada with limits of not less than \$2,000,000 combined single limit per accident for bodily injury (including death), statutory accident benefits and property damage per occurrence.
- d) Worker's Compensation - Worker's compensation coverage for all employees engaged in the Services in accordance with the statutory requirement of the province, territory or state in which the Services are being performed.
- e) Other conditions
 1. If there are material changes in the scope of Services provided under this Agreement, CMHC may request changes to the minimum insurance coverages set out above. All insurance policies required to be maintained by Contractor pursuant to this insurance clause shall be primary with respect to this Agreement and any valid and collectible insurance of CMHC shall be excess of Contractor's insurance and shall not contribute to it. All Certificate of Insurance shall mention that insurers will provide CMHC with at least thirty (30) days' written notice prior to cancellation of any insurance referred to under this insurance clause.

In addition Contractor shall provide written notice to CMHC forthwith upon learning that an insurer described in this insurance clause intends to cancel, or intends to make or has made a material change to, any insurance referred to in this insurance clause. A Certificate of Insurance meeting the above requirements shall be delivered to CMHC upon execution of this Agreement and for each renewal thereafter.

2. Without in any way restricting CMHC's discretion to grant or withhold its consent to a request to subcontract pursuant to this Agreement or any other contract, the Contractor agrees that it shall contractually obligate any sub-contractor or independent contractor retained in connection with this Agreement and any other contract to maintain insurance against such risks and in such amounts that having regard to such sub-contractor's or independent contractor's involvement in the provision of the Services could reasonably be expected to be carried by persons acting prudently and in a similar business to that of such sub-contractor or independent contractor.

It shall be the sole responsibility of the Contractor to decide whether or not any other insurance coverage, in addition to the insurance requirements stipulated herein, is necessary for its own protection or to fulfill its obligation under the contract.

4.9 No Limitation

No specific remedy expressed in the Agreement is to be interpreted as limiting the rights and remedies which CMHC may be entitled to under any Agreement or otherwise in law.

4.10 Non-Compliance

If the Contractor fails to comply with a direction or decision of CMHC properly given under the terms of the Agreement, CMHC may take such actions and incur such costs that are reasonably required to implement its direction including, without limitation, the engagement of another contractor and withholding of payment due to the Contractor for Services rendered, which moneys may be set off by CMHC against any expenses that it may incur in remedying a default or failures as described above.

4.11 Force Majeure

In the event that a Party is prevented from fulfilling its obligations under the terms of the Agreement by a force majeure or act of God (an event or effect that cannot be reasonably anticipated or controlled), the impacted Party shall notify the other Party in writing as soon as reasonably possible. The written notice shall be sent by registered mail and shall outline the circumstances that constitute a force majeure or an act of God, which may include, but are not limited to, war, serious public disturbances, impediments arising from orders or prohibitions of public authority, actions of public enemies, strikes, lockouts and other labour disputes, riots, flooding, hurricane, fire, explosion or any other natural disasters over which the Party has no reasonable control.

Where CMHC concludes, in its sole discretion, that the Contractor will not be able to fulfill its obligations under the Agreement, CMHC may secure the services of other qualified Contractors to perform the Services without further compensation or obligation to the Contractor.

4.12 Non-Waiver

Failure by either party to assert any of its rights under the Agreement shall not be construed as a waiver thereof.

4.13 Laws Governing Agreement

This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada as applicable. The parties attorn to the jurisdiction of the Federal Court or the courts of the Province of British Columbia as appropriate in the circumstances.

The Contractor shall give all notices and obtain all licenses, permits and authorizations required to perform the Services. The Contractor shall comply with all the laws applicable to the services or the performance of the Agreement.

4.14 Official Languages

MANDATORY

The Contractor acknowledges and understands that CMHC is governed by the *Official Languages Act* and follows related Treasury Board policies. The Contractor agrees to cooperate with CMHC to take any measures necessary to ensure compliance with the *Act*. The Contractor further understands and agrees to ensure that services provided to and communications with CMHC employees are available in the official language that predominates in the office in which they work.

4.15 Access to CMHC Property

The Agreement does not provide automatic access to CMHC premises. Where specified in the Agreement CMHC agrees to permit access by the Contractor's employees onto CMHC premises for the purpose of fulfilling its obligations as per the terms of this Agreement. However, CMHC reserves the right to refuse entry of Contractor's personnel for operational reasons. CMHC also will have the right at any time to remove from and/or refuse entry to its premises any incompetent or intemperate employee, or any employee who violates CMHC Safety and/or Security regulations or interferes with CMHC operations at the site.

4.16 Suspension of Services and Changes in Specifications

CMHC may, at any time and from time to time, order a suspension of the Services in whole or in part, and make modifications of, changes in or additions to the specifications of the type of Services offered and methods of delivery. All directions given by CMHC in writing with respect to the foregoing shall be complied with by the Contractor.

If any such suspension, modification, change or addition results in an increase or decrease in the cost of the Services, the amount in Section 3.1 shall be adjusted accordingly, provided that the Contractor shall in no event be entitled to compensation for any loss of anticipated profits and provided further that minor increases or decreases in cost shall be disregarded.

4.17 Extras

Except as otherwise provided in the Agreement, no payment for extras shall be made unless such extras and the price thereof have been authorized in writing by CMHC.

4.18 Assignment of the Agreement

The Agreement shall not be assigned in whole or in part by the Contractor without the prior written consent of CMHC, which may be withheld for any reason.

It is understood and agreed that the Contractor may engage other entities to assist with the Contractor in providing of the Services, provided that the Contractor shall at all times retain full responsibility for the provision and quality of the Services and acts in a manner which fully recognizes and respects the confidential nature of the Services.

No purported assignment of the Agreement shall relieve the Contractor from any obligation under the Agreement or impose any liability upon CMHC.

4.19 Closure of CMHC Offices or Suspension of Operations

Where CMHC premises become inaccessible due to evacuation or closure because of events or circumstances beyond the control of CMHC, where the health or safety of persons on the premises may be reasonably determined by CMHC, in its sole judgment, to be at risk, or where CMHC operations are suspended, payment to the Contractor may be suspended or modified. Where the Contractor provides satisfactory evidence to CMHC that the Contractor will continue to incur monetary obligations to others directly as a result of its undertakings under this Agreement and is unable to mitigate its losses due to such obligations, CMHC may continue payment in full, or at a reduced amount, or suspend payment completely.

4.20 Severability

If any part of the Agreement is determined to be unenforceable by a competent authority, it may be severed from the Agreement so as to preserve the intentions of the Parties to the extent possible.

4.21 Scope of Agreement

This Agreement contains all of the agreements of the Parties and no other representations or warranties, verbal or otherwise, exist between the Parties except those set out herein or attached as Specifications, Conditions and Addendum and signed by both Parties. In case of conflicts between the Contractor's documents and CMHC's documents, the latter shall govern. The Contractor acknowledges that this is a non-exclusive agreement and that CMHC reserves the right to seek out third parties to provide services for similar scopes of work at its sole and unfettered discretion and in the best interests of CMHC.

4.22 Binding

This Agreement shall be binding upon the Parties, their heirs, executors, administrators, successors and assigns.

Article 5.0 - Agreement Administration

5.1 Contract Administrator

Each Party shall assign a contract administrator that will be responsible for overseeing the Agreement. The individuals named in Article 5.2 are the initial agreement administrators.

The Parties shall notify the other in writing in the event that the contract administrator is changed. CMHC will notify the Contractor in writing of the names of any CMHC representatives who are authorized to assign jobs and approve payments with respect to the work carried out under this Agreement.

5.2 Notices

All notices issued under the Agreement shall be in writing and shall be forwarded via e-mail:

To CMHC at the following address: *To be completed and agreed upon with the successful Proponent.*

To the Contractor at the following address: *To be completed and agreed upon with the successful Proponent.*

Article 6.0 - Documents comprising the Agreement

6.1 The documents which comprise the entire agreement between the Parties with respect to this matter consist of the following:

- (a) This form of Agreement as executed _____ 2020;
- (b) CMHC's Request for Proposal dated January 7, 2019;
- (c) The Contractor's submitted Proposal dated _____ 2020; and

together with all written change notices issued by CMHC hereunder and such further specifications and documents as the parties may agree in writing.

6.2 The documents comprising the Agreement are complementary and what is called for in any one shall be binding as if called for by all. The Agreement documents shall be interpreted as a whole and the intent of the whole shall govern. In the event of a conflict between them, the Agreement documents shall have precedence among themselves in the order as listed above.

IN WITNESS WHEREOF this Agreement has been executed by duly authorized officers of the Parties as follows:

THE CONTRACTOR

**CANADA MORTGAGE AND
HOUSING CORPORATION**

(Signature)

(Signature)

(Name and Title)

(Name and Title)

(Date)

(Date)

[The rest of this page is left intentionally blank]

Draft Agreement - SCHEDULE "A" – STATEMENT OF WORK

TERMS OF REFERENCE

To be completed and agreed upon with successful Proponent.

[The rest of this page is left intentionally blank]

Draft Agreement - SCHEDULE "B" - FEES

MANNER OF PAYMENT

If the Contractor is not in breach of any of its (his, her) obligations under this Agreement, the Contractor will be paid in accordance with the following schedule:

To be completed and agreed upon with successful Proponent.

[The rest of this page is left intentionally blank]

SECTION 7 APPENDICES

APPENDIX A Certificate of Submission (MANDATORY)

_____ hereby:
Company Name Procurement Business Number (PBN)

1. agrees and understands that submission of a proposal constitutes acknowledgement that the Proponent has read and, unless otherwise stated in the Proponent's proposal, agrees to be bound by the terms and conditions in the draft Agreement in the event that the Proponent is selected by CMHC to enter into a contract;
2. agrees to comply with all of the draft Agreement MANDATORY clauses in an unaltered form as stated;
3. offers to provide services and/or products to CMHC, as described in this proposal, on and if, as and when required basis, all in accordance with the Request for Proposal;
4. offers the terms as set out in this proposal, including any pricing proposal for a period of time as specified in Section 2 of the RFP;
5. certifies that, at the time of submitting this bid, is in full compliance with all tax statutes administered by all provincial, territorial and federal Ministries of Finance and that, in particular, all returns required to be filed under all provincial and federal tax statutes have been filed, and all taxes due and payable under those statutes have been paid or satisfactory arrangements for their payment have been made and maintained;
6. represents and warrants that in submitting the proposal or performing the Agreement, there is no actual or perceived conflict of interest;
7. represents and warrants that in preparing the proposal, there was no actual or perceived unfair advantage due to the receipt of information regarding the RFP that was not made available to other Proponents;
8. certifies that this proposal was independently arrived at, without collusion;
9. certifies that no gratuities or gifts in kind were offered to any CMHC employee, Board member or Governor-in-Council appointee; and intended, by the gratuity, to obtain an Agreement or favourable treatment under an Agreement;
10. authorizes CMHC to conduct such investigation as it deems appropriate to verify the contents of the proposal;
11. certifies, unless explicitly outlined in the proposal, that all pricing information is based on service provision which, at a minimum, fully meets all of the existing service standards as outlined in the Statement of Work;
12. (for sole proprietorships and partnerships) provide permission herewith to CMHC to undertake credit checks on the individuals listed below (names, signatures and home addresses of each must be provided).
13. agrees that, in the event of acceptance of this proposal, it will enter Agreement negotiations in accordance with the RFP, and upon entry into an Agreement with CMHC, it will commit to providing the full scope of services identified in the Agreement.
14. agrees that all responses and related materials become the property of CMHC, will not be returned and CMHC will not reimburse the Proponent for any work related to, travel or materials supplied in the preparation of the RFP response.
15. agrees that it and any other persons for which it is responsible, who are to perform the work as stated in this RFP, at the request of CMHC will comply with security screening as deemed appropriate;

Signed this _____ day of _____, 2020 at _____, Canada.

Corporations are not required to provide a corporate seal. The signature of one witness is required for the signature of each Owner/Signing Authority.

Corporation/Individual:

Signature of Signing Authority

Name and Title of Signing Authority

Declaration: I have the authority to bind the company.

**APPENDIX B
 Evaluation Table**

EVALUATION CRITERIA	A	B	C
	WEIGHT 100 Total	POINTS 0 to 10	SCORE AxB=C
Section 4.5 - Proponent's Qualifications (50%)	50		
(a) A description of the firm, i.e. its age, organization, number of full-time employees and service specialization. Include a section that displays the Proponent's depth of knowledge and experience. Include a description of any sub-contractor(s) and which portions of the project they will be responsible for.	10		
(b) Describe why your organization is ideally suited to provide the services described under Section 3. Scope of Work.	5		
(c) Describe how you will meet CMHC's requirements described under Section 3. Scope of Work.	5		
(d) Outline how CMHC's account would be handled by your organization to ensure that it receives cost-effective, prompt, personal, efficient and high quality service.	5		
(e) Experience and expertise of the proposed resource(s): - Proposed Resource/project lead (the Senior Consultant) for the CMHC account and provide his/her qualifications, level and title. If other resources are proposed, please indicate the corresponding resource level (I, II or III). - Brief bio and qualifications (one (1) page per resource) of the resource(s) assigned.	10		
(f) References: Provide five (5) examples of work performed, within the last five (5) years of issuance of this RFP, for other clients similar to the requirements set out in Section 3 – Scope of Work of this RFP.	15		
Section 4.6 - Response to Statement of Work (20%)	20		
The design guideline projects to be completed by the Proponent in the first year of the contract.	10		
The as-requested planned future design projects.	10		

EVALUATION CRITERIA	A	B	C
	WEIGHT 100 Total	POINTS 0 to 10	SCORE AxB=C
Section 4.7 - Project Management Plan (20%)	20		
(a) Project Management Approach: the Proponent shall describe its project management approach and the project management organizational structure, including how the Proponent will organize its staff and sub-contractors	5		
(b) Quality Control: The Proponent shall describe its approach to quality control including: <ul style="list-style-type: none"> • Details of the methods used in ensuring quality and consistency • Response mechanisms in the case of failures and deficiencies 	5		
(c) Status Reporting to CMHC: the Proponent shall describe how it will communicate regularly with CMHC, including project meetings, follow-up, site-visits, etc.	5		
(d) Office Locations and Interface with CMHC: describe where project personnel are based and how they would be able to respond in a timely manner to deficiencies and safety issues. <ul style="list-style-type: none"> • Include interface mechanisms with CMHC 	5		
Total Technical Score (Section 4.5, 4.6, and 4.7)			
Section 4.10 – Pricing Proposal (10%)			
Pricing is scored based on a formula where the lowest price obtains the highest score (10 out of 10) and all prices are then pro-rated.	10		
Total Evaluated Score (Section 4.5, 4.6, 4.7 and 4.10)			

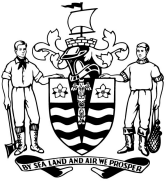
APPENDIX C
Mandatory Checklist

<input type="checkbox"/>	Submission Deadline	Section 2.3.1
<input type="checkbox"/>	Address for Delivery	Section 2.3.2
<input type="checkbox"/>	Offering Period	Section 2.7
<input type="checkbox"/>	Proponent's Qualifications	Section 4.5
<input type="checkbox"/>	Response to Statement of Work	Section 4.6
<input type="checkbox"/>	Project Management Plan	Section 4.7
<input type="checkbox"/>	Pricing Proposal	Section 4.10
<input type="checkbox"/>	Certificate of Submission	Appendix A

APPENDIX D
Reference Document for Granville Island

Attached is the Reference Document for Granville Island False Creek – Area 9.

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City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

REFERENCE DOCUMENT FOR GRANVILLE ISLAND FALSE CREEK - AREA 9

*Adopted by City Council on April 18, 1978
Amended March 23, 1999, and December 16, 1999*



NOTE: On April 18, 1978 Vancouver City Council approved:

“That the draft Reference Document for Granville Island, False Creek Area 9, as amended April 1978, be approved for use by persons involved in the preparation of plans and proposals for the redevelopment of the Island, including the Development Permit Board.”

City Planning Department

August, 1980

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4 The Site	4
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7 Public Open Space	5
8 Circulation and Parking	7
9 Public Transit and Rail	7
10 Development Character	10

1 Intent

- 1.1 This plan, described as a Reference Document, contains policies, objectives, and other information to guide persons contemplating change, alterations to existing developments, and new developments on Granville Island. It will also be used by the Development Permit Board and Advisory Panel in their consideration of development permit applications.
- 1.2 This Reference Document will be used in association with the policies, requirements, and guidelines of the (F.C.C.D.D.) False Creek Official Development Plan By-Law (#4812) with which it is generally compatible.
- 1.3 All development shall be in conformity with both the Reference Document and the (F.C.C.D.D.) By-Law (#4812).
- 1.4 Central Mortgage and Housing Corporation (C.M.H.C.) agrees to abide by the intent described in this Reference Document.
- 1.5 A significant degree of flexibility is given to those persons preparing plans and proposals and to the Development Permit Board and Advisory Panel in the interpretation of the policies, objectives and other information set out in this Reference Document.
- 1.6 This Reference Document may be amended by City Council who shall first consult with C.M.H.C.

2 Objectives

- 2.1 To encourage variety in the land uses and the activities on Granville Island.
- 2.2 To create and maintain, an environment that will be attractive and will be accessible to people of all ages and incomes.
- 2.3 To emphasize, in the activities, the buildings, and the spaces, the maritime experience of False Creek.
- 2.4 To provide public access to the water's edge around Granville Island, except in those cases of existing buildings which extend partly or wholly over the tidal water area.
- 2.5 To recycle the existing buildings wherever feasible, to retain the industrial character, and to ensure that infill or new developments are compatible with the character intended for Granville Island.
- 2.6 To emphasize the pedestrian environment throughout Granville Island.
- 2.7 To limit retail uses to those areas approved for retail use except that additional retail use may be permitted as follows:
 - (a) To limit retailing in the areas approved for 'Arts and Crafts' uses such that in the case of each tenant, the creation and production of goods shall predominate and retail sales shall be subordinate. Further, sales shall be confined to goods that are produced on the premises or in the case of a craft guild or similar organization to goods produced by the members.
 - (b) To limit retailing in the areas approved for 'Maritime' uses such that the production of goods and services shall predominate as to floor space and retailing shall be subordinate and shall be confined to goods (new and used) related to commercial and pleasure boats, for example, the sale of boats, sails, spars, engines, parts, fittings, fuel and supplies.
 - (c) Retailing in the areas approved for 'Market' uses shall emphasize stalls rather than fixed stores.

3 The Location

Figure 1.

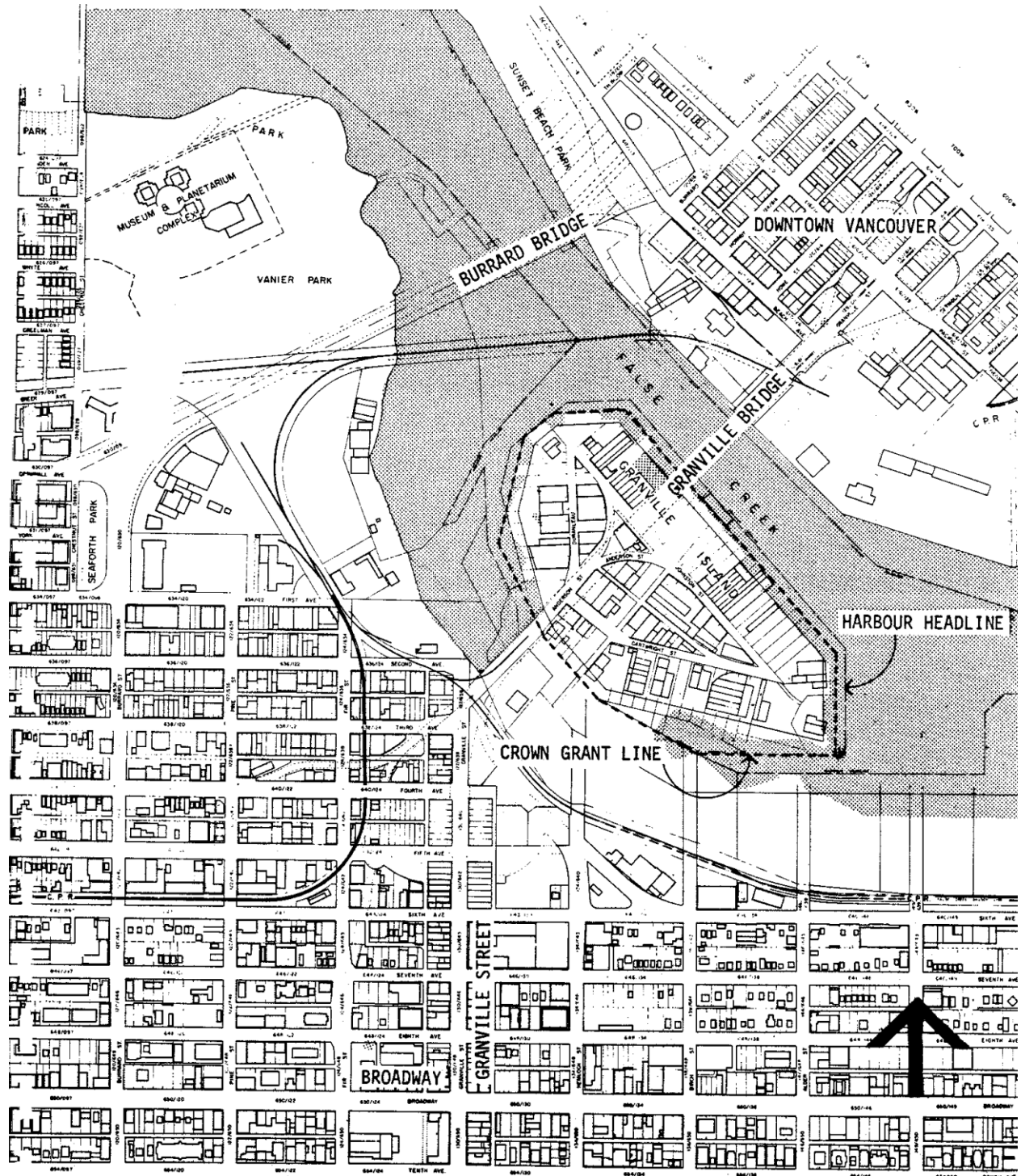
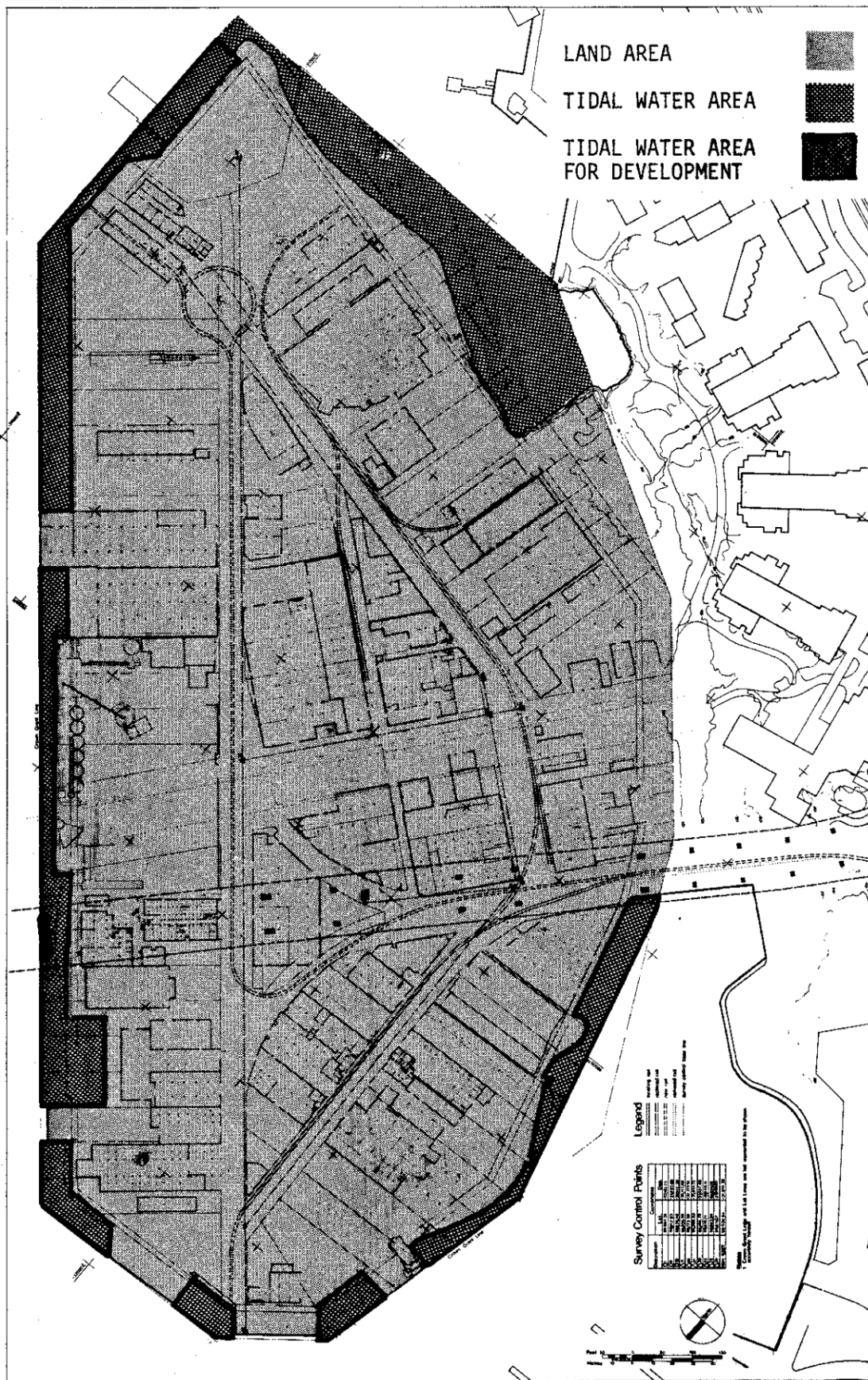


Figure 2. The Site



- 4 The Site
The following represents the amounts of built and open areas to be achieved in the implementation of this plan.
- 4.1 Overall Areas**
- | | |
|---|-------------------|
| (a) Land area - including permanent wharves | 37.6 acres |
| (b) Tidal water area | <u>5.3 acres</u> |
| (c) Area within Crown Grant | <u>42.9 acres</u> |
- 4.2 Built and Open Areas on Tidal Water**
- | | |
|------------------------------------|------------------|
| (a) Maximum coverage of water area | 1.5 acres |
| (b) Open water area | <u>3.8 acres</u> |
| | <u>5.3 acres</u> |
- 4.3 Built and Open Areas on Land**
- | | |
|---|-------------------|
| (a) Maximum building coverage | 12.0 acres |
| (b) Open areas as follows: | |
| (i) Roads | 3.1 acres |
| (ii) Parking Areas | 3.5 acres |
| (iii) Non-tidal Ponds | .5 acres |
| (iv) Public Open Space | 15.0 acres |
| (v) Covered Outdoor Public Space | .3 acres |
| (vi) Storage, Industrial and other Open Areas | <u>3.2 acres</u> |
| | 25.6 acres |
| | <u>25.6 acres</u> |
| | <u>37.6 acres</u> |
- 4.4** The overall Areas are approximate and are within a 20% ($\pm 10\%$) margin of error. The Built and Open Areas may be varied by 20% ($\pm 10\%$) in the allocation between the above descriptions, except for the Public Open Space which shall be not less than 15 acres.
- 5 Land Use
- 5.1** The following represents the amount of land uses that can be achieved in the implementation of the plan.
- | | |
|-----------------------------------|------------------------|
| (a) Industrial | 130,000 sq. ft. |
| (b) Arts and Crafts | 125,000 sq. ft. |
| (c) Institutional | 189,000 sq. ft. |
| (d) Maritime | 92,000 sq. ft. |
| (e) Community and Recreation | 60,000 sq. ft. |
| (f) Market | 50,000 sq. ft. |
| (g) Performing Arts | 50,000 sq. ft. |
| (h) Restaurants and Entertainment | 50,000 sq. ft. |
| (i) Retail | 35,000 sq. ft. |
| (j) Office | 52,000 sq. ft. |
| (k) Residential | 25,000 sq. ft. |
| (l) Hotel | <u>47,363 sq. ft.</u> |
| Total Built Area | <u>905,363 sq. ft.</u> |
- 5.2** To preserve flexibility and to allow for on-going change as the redevelopment is implemented, there shall be a latitude of 20% ($\pm 10\%$) in the allocation of the various uses within the total built area.
- 5.3** Uses permitted on the tidal water shall be compatible with the plan.

6 Building Height

- 6.1 Buildings shall generally be not more than 55 feet in height.
- 6.2 Building heights shall be measured from E.L. 100. It is noted that the top of the seawall varies slightly in elevation but is approximately E.L. 100 and may be used for measurement purposes.
- 6.3 Additional and alternative to an existing building shall be compatible with the height and form of the existing building.
- 6.4 Variations to these height limits may be permitted under special circumstances. Consideration shall be given to the impact of such variations on their immediate surroundings and the intended character for the Island.

7 Public Open Space

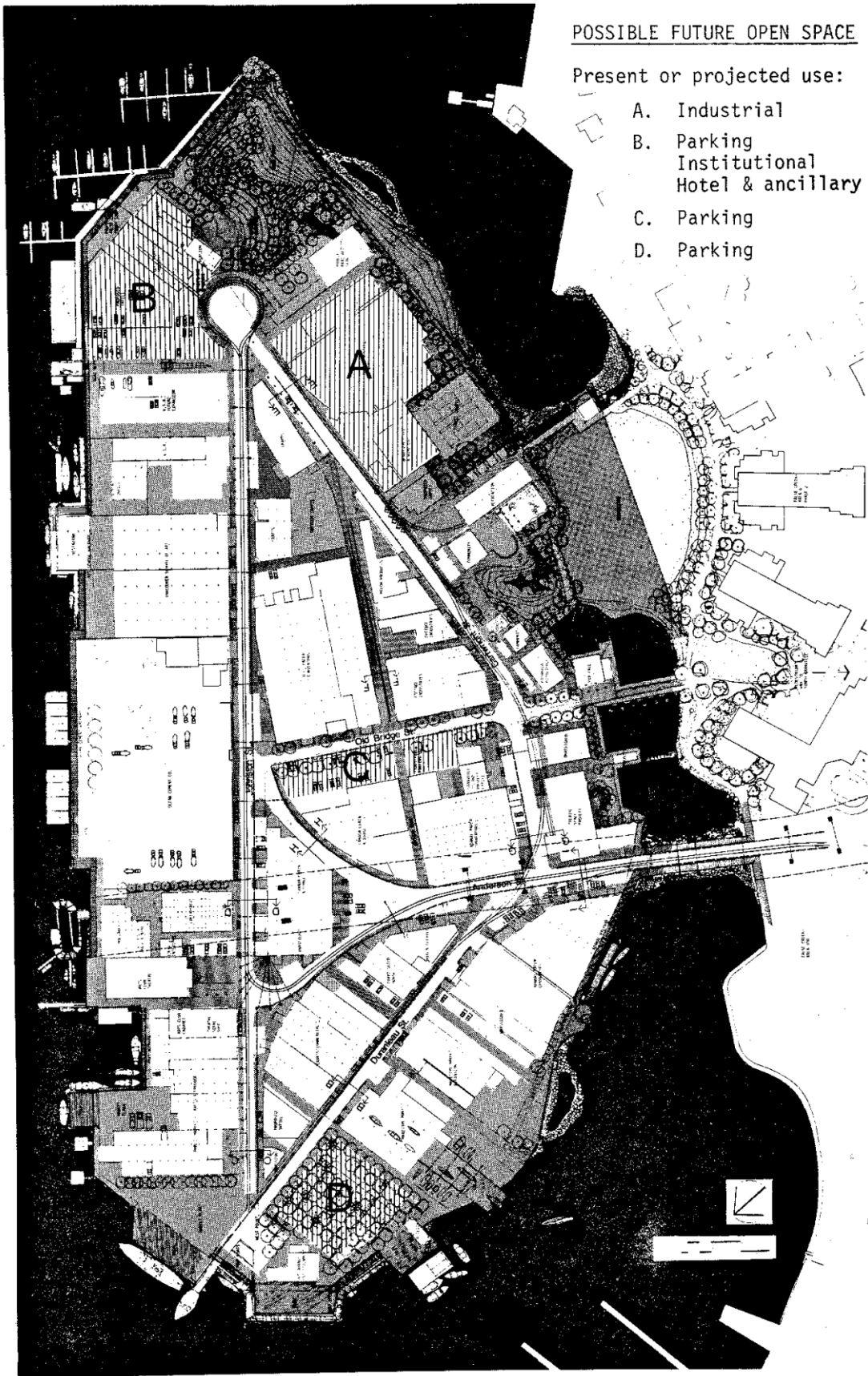
- 7.1 The total amount of Public Open Space to be provided shall not be less than 15 acres as illustrated in Fig. 3. Public Open Space shall be space, usually at grade, that is freely accessible to the general public at all times and open to the elements. It shall be and shall appear to be in the Public Domain.

Public Open Space shall not include areas normally used for the storage of goods, parking and for the circulation of vehicles.

Space essential to the normal functioning of a building or commercial or industrial use shall not be considered as Public Open Space.

- 7.2 Possible Future Public Open Space shall be space that may not be retained indefinitely in its present or presently proposed use (see Fig. 3) and when such use or presently proposed use is discontinued then alternative uses including use for open space shall be determined by the City in consultation with C.M.H.C.
- 7.3 Public Open Space shall be linked to provide an attractive and continuous environment for pedestrians and bicyclists. Pedestrian and bicycle connections shall be provided to the other areas in False Creek.
- 7.4 The Public Open Space shall be developed and maintained by the C.M.H.C.
- 7.5 In the event that the area presently occupied by the Morrison Steel and Wire Company ceases to be used primarily for the manufacture of nails or related products then the future alternative uses including use for open space shall be determined by the City in consultation with C.M.H.C.

Figure 3. Public Open Space



8 Circulation and Parking

- 8.1 All vehicular access to Granville Island (other than emergency or special circumstances) shall be on Anderson Street. This access route will not be less than thirty feet (30' 0") in width. All other driving surfaces on Johnston, Cartwright, Duranleau, Anderson and Old Bridge Streets will be at least twenty feet (20' 0") in width. All fire access lanes will be twelve feet (12' 0") minimum width.
- 8.2 The servicing of existing buildings may be on-street.
- 8.3 Provisions shall be made, in the design of the streets, for pedestrians, bicyclists, vehicles, and on-street parking with due regard for the safety and separation of each.
- 8.4 It is intended that approximately 725 parking spaces will be provided in a dispersed pattern as illustrated in Fig. 4. Additional parking may be provided for special events.
- 8.5 Provision has been made in By-Law #5019, being the Area Development Plan By-Law for Area 6, Phase 2, for 250 parking stalls, to be developed by C.M.H.C., should the need arise. Similar provisions may be made in other adjacent or adjoining areas of False Creek.

9 Public Transit and Rail

- 9.1 Public transit service may be provided on Granville Island.
- 9.2 Rail trackage on Anderson and Johnston Streets may become a part of a specialized public transit service to other parts of the City.
- 9.3 Rail trackage may be retained on Granville Island to accommodate a variety of activities.
- 9.4 Opportunities for elevator connections to Granville Street Bridge, either on or adjacent to Granville Island, for the purpose of providing connections to existing public transit services, will be considered.

Figure 4. Circulation and Parking

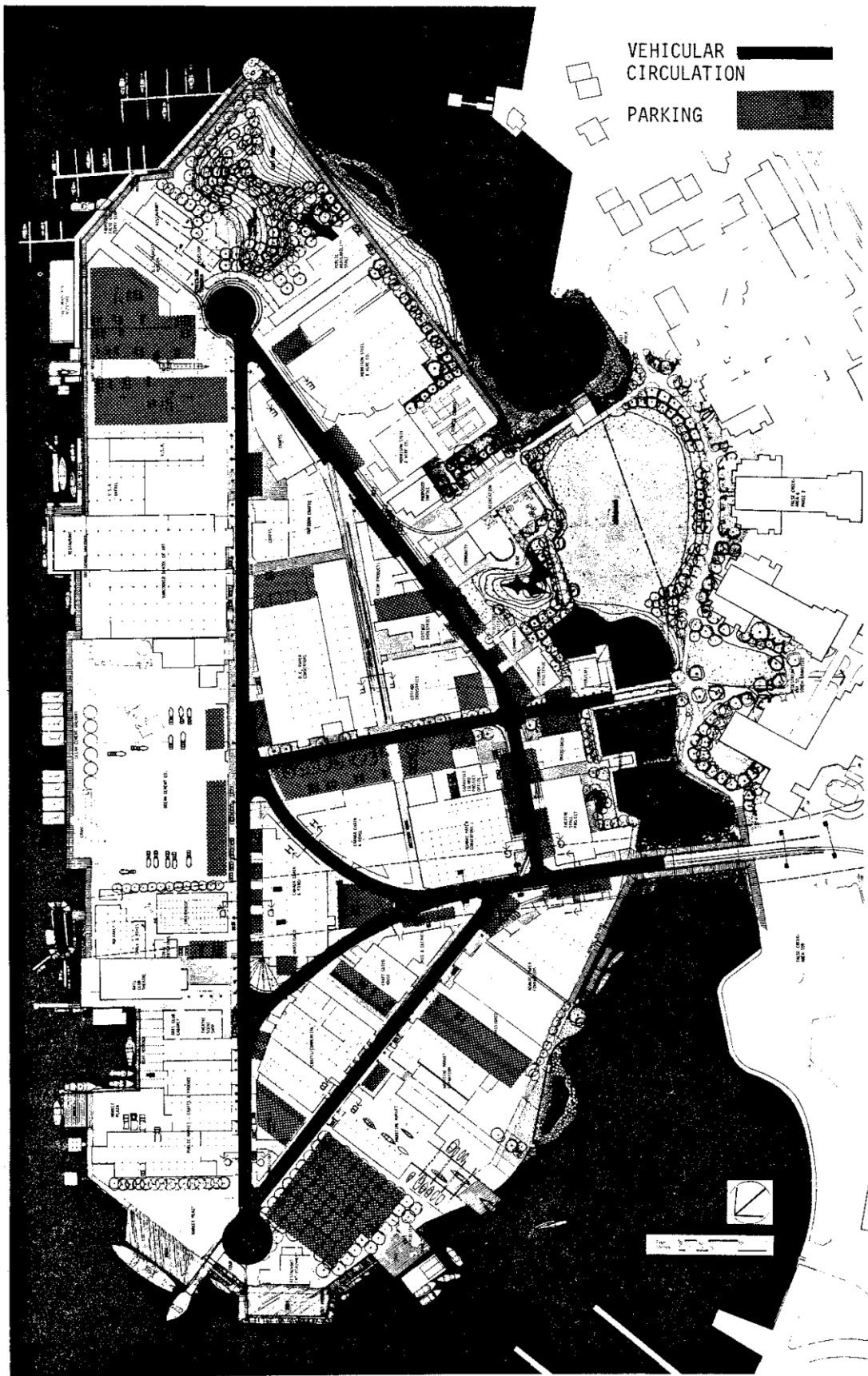
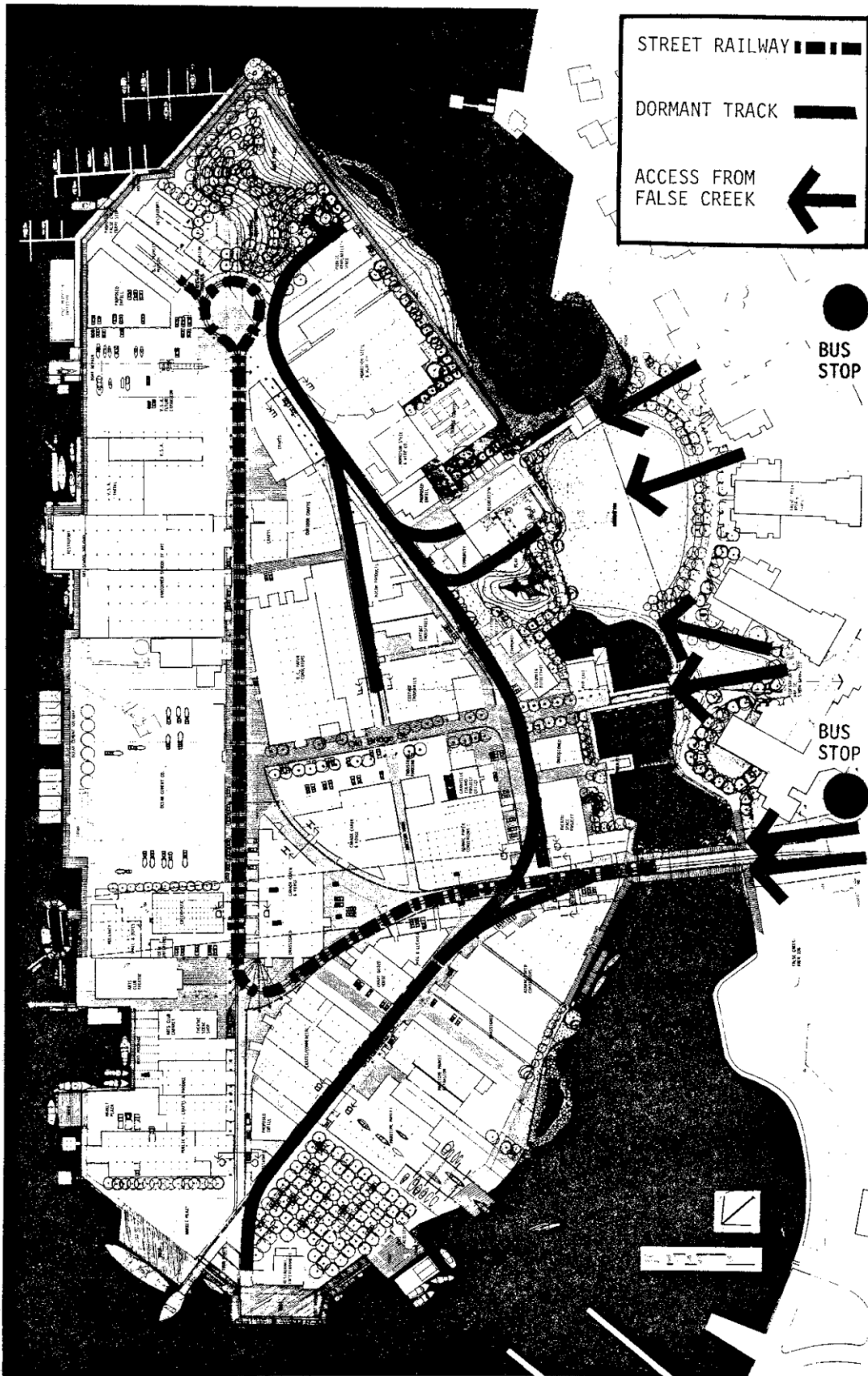
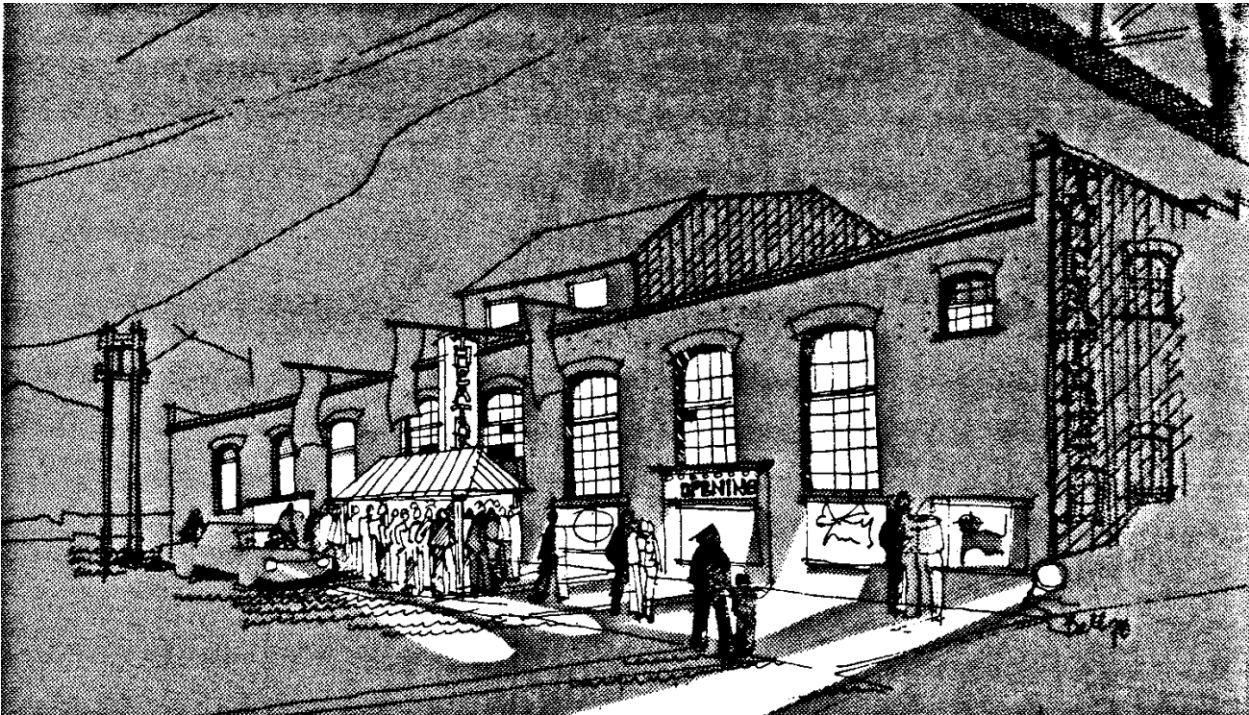
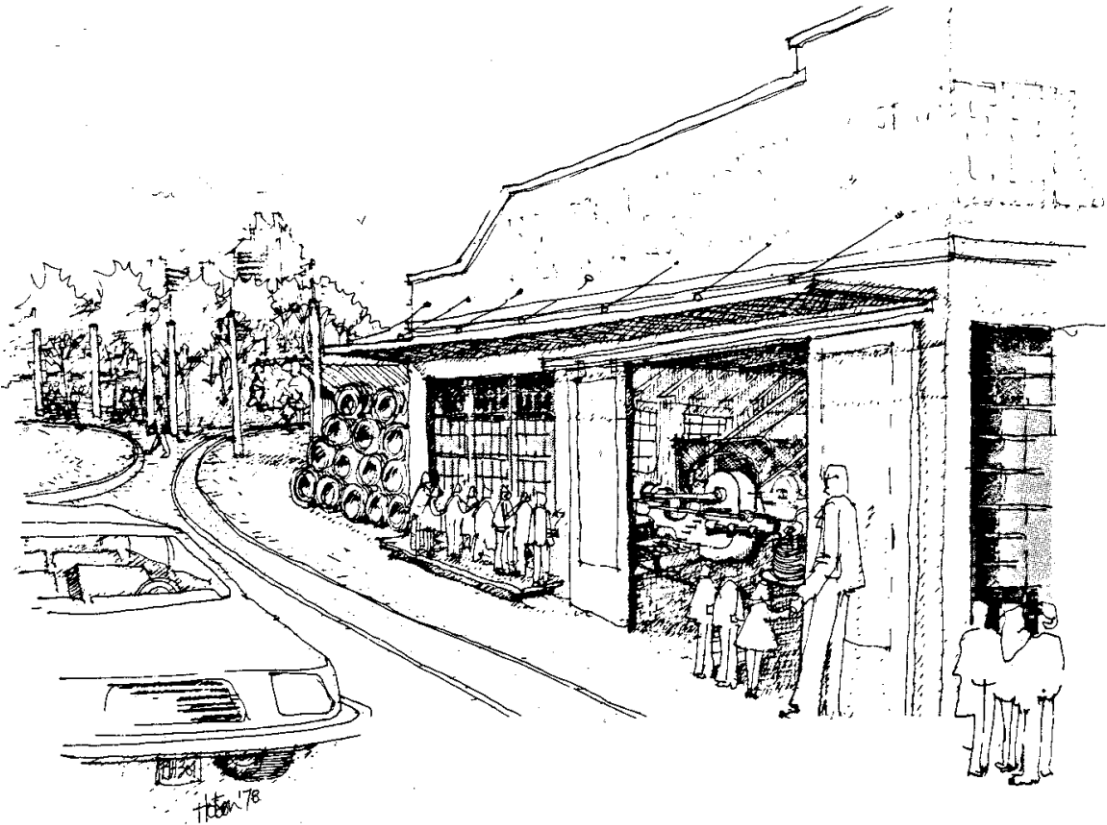


Figure 5. Public Transit and Rail





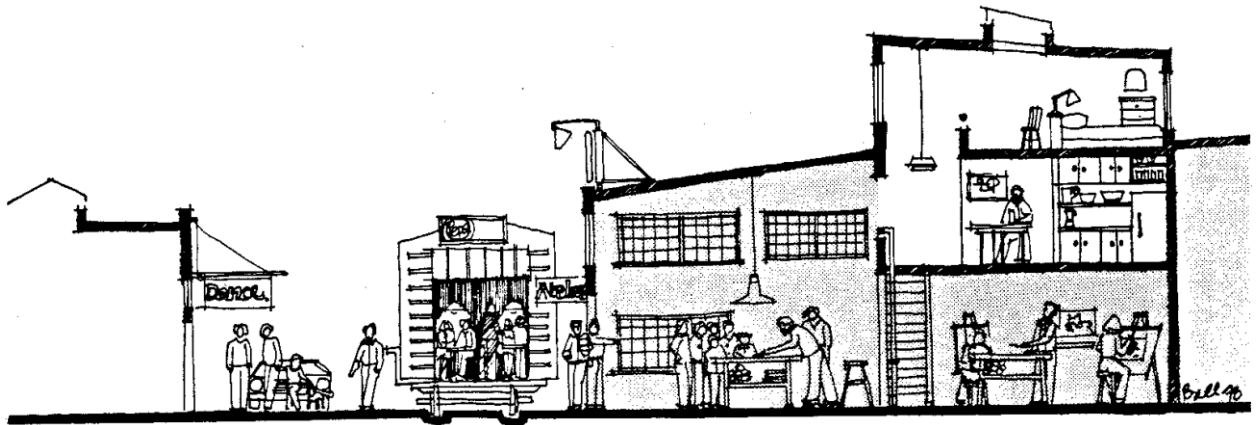
Building activities visually accessible to the public, day and night



Large, existing doorways provide viewing areas to inside activities



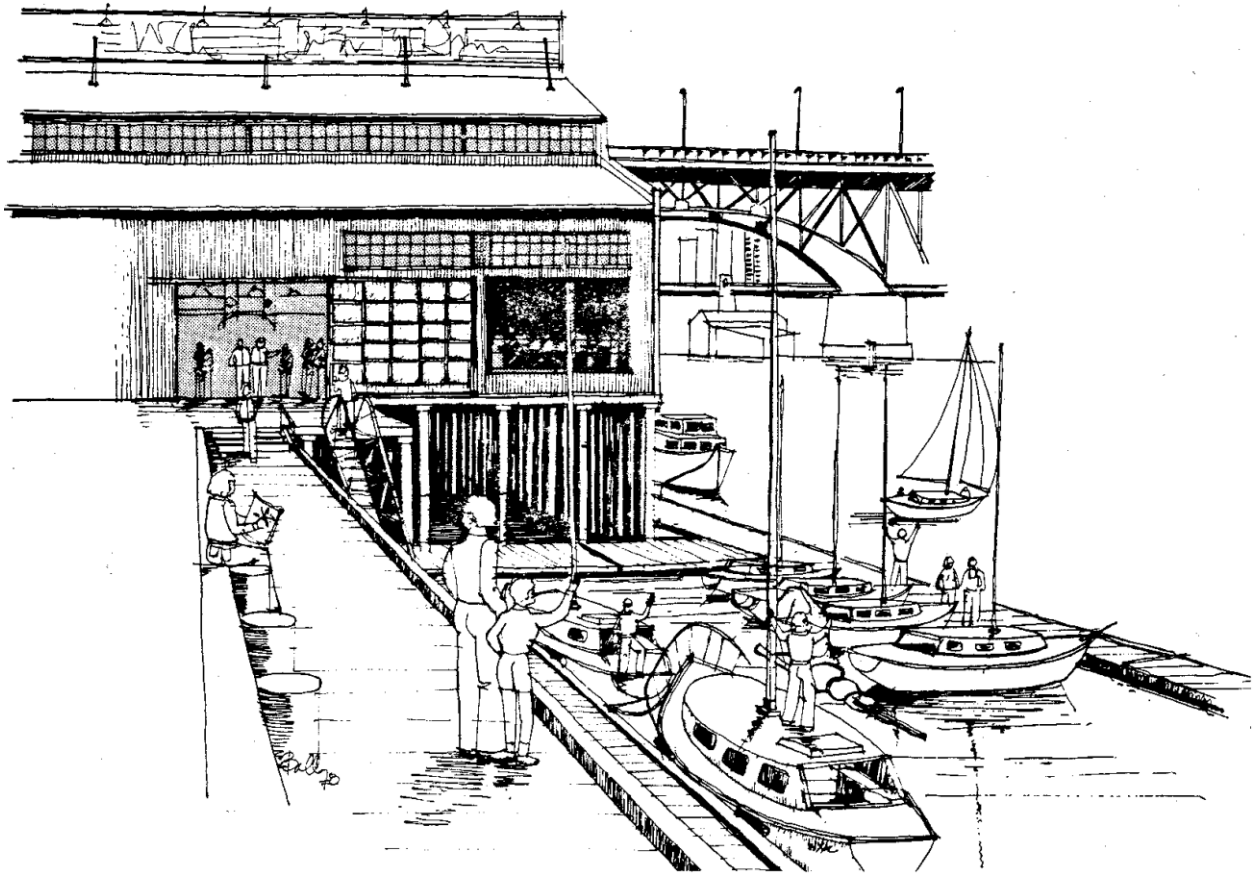
Ground floor uses suggest public interaction



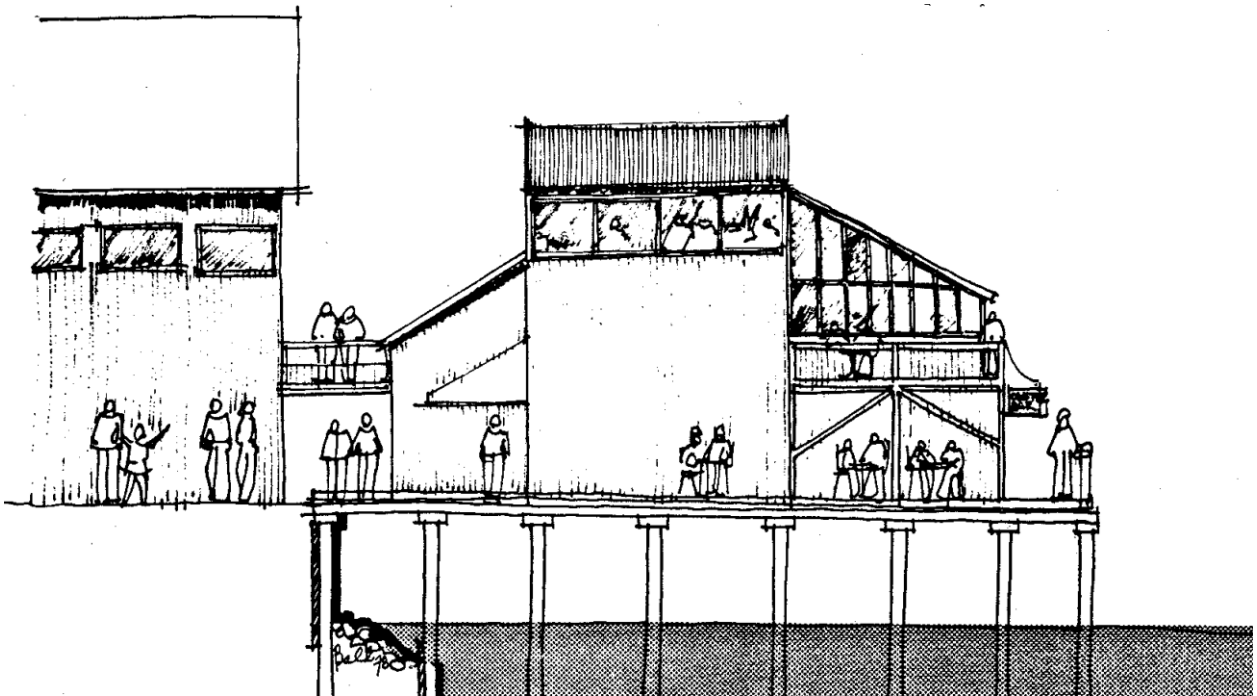
Second floor spaces are less public



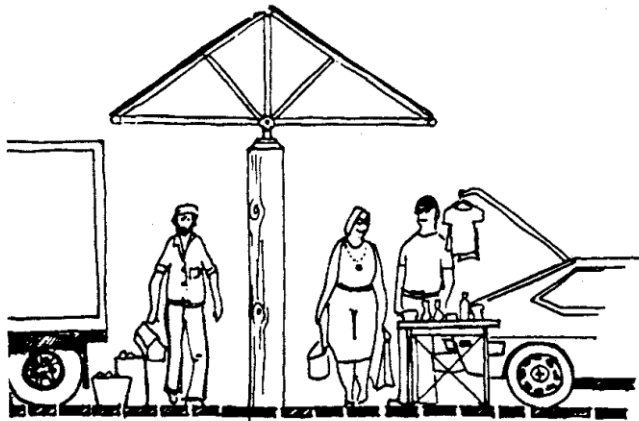
Buildings are recycled for uses that benefit from their size and shape



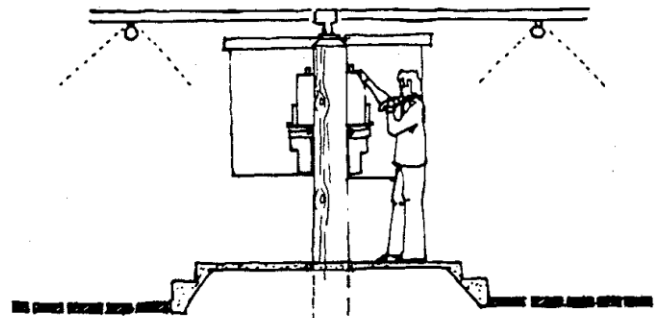
Waterfront access through existing buildings



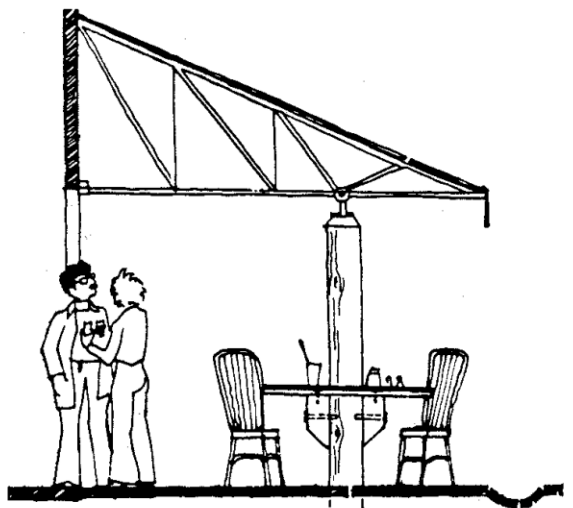
and through or beside new piled structures



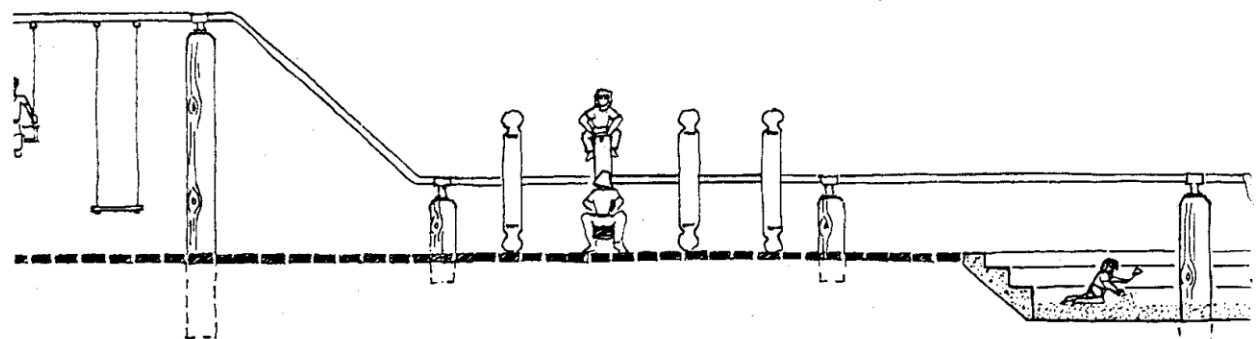
pole as an organizational element for market/swap activities



pole as a support for a telephone place.



a shelter for a street cafe.



The street hardware system at various places can be used to organize children's play elements

The basic elements of the street design are heavy timber and steel, unit concrete paving and trees, urban in character, and supporting a multiplicity of activity.



Recycled and new buildings reflect the historic qualities of Granville Island through the use of metal or stucco siding, heavy timber structures, large doors, multi-paned industrial glazing and skylights.

